

**2203, 11 Chaparral Ridge Drive SE**  
**Calgary, Alberta**

**MLS # A2218442**



**\$285,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to this inviting second-floor apartment in the well-maintained community of Chaparral Village. Thoughtfully designed and ideally located, this condo offers a comfortable layout and access to convenient amenities, including resident social areas and a dedicated storage unit in the underground parkade near your parking stall. As you enter the freshly painted unit, the kitchen greets you to the right with stainless steel appliances—including a stove/oven, dishwasher, and fridge—and a bar-height counter that provides extra seating and seamless flow into the open-concept living room. The cozy living area features a gas fireplace and opens onto a private balcony, perfect for morning coffee or evening relaxation. Both bedrooms include ceiling fans, large windows, and ample closet space, with a well-placed four-piece bathroom easily accessible to both rooms. A separate laundry room adds extra convenience and in-suite storage. Living in Chaparral means enjoying a lifestyle focused on comfort and community including nearby Fishcreek Park, scenic walking paths, and multiple amenities. A Catholic and a Public school are nearby, along with two primary bus stops, providing easy access to education and public transportation. Quick and easy access to Stoney Trail, Deerfoot & Macleod Trail makes for a breezy commute. Make this home your own, don't miss out!