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1210, 11 Chaparral Ridge Drive SE Calgary, Alberta

MLS # A2357331

$274,649

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,165 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Owned, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Ba		

Heating:	Boiler, Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 742
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: stove and hood fan, fridge, dishwasher, washer, dryer

Welcome to this bright, large and inviting condo offering AIR CONDITIONING and the perfect blend of comfort, functionality, and flexibility. Featuring over 1100 square feet with 2 spacious bedrooms plus a den that could easily be converted into a third bedroom, this condo is one of a kind. It is ideal for first-time buyers, downsizers, or investors. The cute and cozy kitchen is conveniently located just off the front entrance and opens to the dining nook and living room, creating a seamless layout for everyday living. The spacious living room is filled with natural light from a large window and offers direct access to the private back deck—an ideal spot to relax or enjoy your morning coffee. The primary bedroom features a walk-through closet leading to a beautifully updated 4-piece ensuite with a modern shower. A second bedroom, versatile office space, and a well-appointed 4-piece main bathroom provide plenty of room for family, guests, or working from home. A generously sized laundry and storage room keeps everything neatly tucked away while offering excellent additional storage. This home also includes one underground heated assigned parking stall and a separate storage locker for added convenience. Whether you're looking for your first home or a low-maintenance lifestyle, this well-designed condo offers exceptional value in a welcoming setting.

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