

2103, 11 Chaparral Ridge Drive SE  
Calgary, Alberta

MLS # A2235246



## \$224,800

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	756 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this well-sized 1 bedroom, 1 bathroom apartment offering 756 sqft. of functional living space and comes complete with heated underground parking and a storage locker! The open concept layout includes a bright living area with large windows and sliding glass doors that lead to a private covered patio ideal for relaxing or entertaining. The kitchen features a good amount of cabinetry, a double sink, and a practical layout that opens to the dining and living space, making it easy to cook and connect. The bedroom is spacious and bright with a large window, and the full 4-piece bathroom includes a tub/shower combo and extended vanity. Additional highlights include in-suite laundry with extra storage space and a flexible floor plan that offers excellent potential for updates and personal touches. Whether you're a first-time buyer, downsizer, or investor, this unit is a solid opportunity in a convenient location for the best price.