

**1211, 11 Chaparral Ridge Drive SE
Calgary, Alberta**

MLS # A2298572



\$299,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,106 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 732

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: N/A

Bright, Spacious 2-Bedroom + Den Condo in Chaparral! Welcome to this exceptionally large and well-maintained 2-bedroom + den condo in the highly sought-after community of Chaparral. Ideally located on the 2nd floor and just steps from the elevator, this unit offers a functional layout, generous living space, and everyday convenience. The open-concept design features a spacious kitchen, dining area, and living room that flow seamlessly together—perfect for both relaxing and entertaining. Large windows and a west-facing balcony fill the home with natural light, creating a bright and inviting atmosphere throughout the day. The thoughtfully designed floor plan includes 2 generously sized bedrooms, 2 full bathrooms, and a versatile den that works perfectly as a home office, guest space, or hobby room. You’ll also appreciate the large in-suite laundry room, offering additional storage that’s rarely found in condo living. A standout feature is the private 6’ x 6’ x 3’ storage room located on the parking level, providing easy access and plenty of space for seasonal items, bikes, or extra belongings. The underground parking stall is ideally positioned with no posts beside it for easy parking and located near the parkade entrance, making daily access simple and convenient. This well-managed building also includes a party room for hosting gatherings or connecting with neighbours. Located close to parks, scenic pathways, schools, and shopping, you’ll enjoy everything Chaparral has to offer just minutes from your door. If you’re looking for size, functionality, and a great location—this one checks all the boxes. Don’t miss it! ??