

**2209, 11 Chaparral Ridge Drive SE
Calgary, Alberta**

MLS # A2179344



\$350,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,037 sq.ft. | Age: | 2000 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Fireplace(s) | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 643 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows | | |

Inclusions: All furniture included except select excluded goods

Welcome to this freshly painted, bright, and spacious 2-bedroom plus den condo in the highly desirable neighborhood of Chaparral! This open-concept layout showcases a functional kitchen equipped with white appliances, crisp white cabinetry, and a large breakfast bar—perfect for casual dining and entertaining. The kitchen and dining area are bathed in natural light and seamlessly connect to the comfortable living room, where a cozy gas fireplace sets the scene for family meals, gatherings with friends, or relaxing movie nights. The primary suite is spacious enough for a king-sized bed and nightstands and features a walk-through closet with plenty of room for all your wardrobe essentials. A private 4-piece ensuite bath completes this retreat, providing a tranquil space to relax and refresh. An additional large bedroom and den offer flexibility for a home office, guest room, or extra family space. Conveniently located across from the second bedroom, the additional 4-piece bathroom adds both comfort and convenience. Just off the entrance, you’ll find a spacious laundry and storage room, adding extra utility and organization to your space. Step outside to the generous balcony with a gas line for a BBQ—an ideal spot to unwind and enjoy the outdoors at the end of the day. This exceptional condo includes a titled parking spot in a heated underground parkade, a designated storage unit, and ample visitor parking. Located near Fish Creek Park, schools, shopping, transit, walking and biking trails, with quick access to major routes, this condo is a true gem and a must-see!