



GRASSROOTS
REALTY GROUP

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322, 428 Chaparral Ravine View SE
Calgary, Alberta

MLS # A2315389



\$259,800

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Hot Water, Natural Gas, See Remarks
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 462
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: N/A

This private, lake-accessible, secure, top-floor, west-facing 2 bedroom, 2 bathroom condo is ideally located just steps from the elevator and has been exceptionally well cared for, featuring fresh paint, excellent overall condition, and a glimpse of mountain views to the west. Enjoy the added peace and quiet of top-floor living with no unit above, along with the extra sense of security that comes from being above ground level. Included with the home is an underground heated parking stall, labelled #113. The spacious layout offers two large bedrooms, including a primary suite with a walk-through closet and full ensuite bathroom, plus plenty of convenient in-unit storage. Located in an age-restricted complex, the building is extremely well managed, peaceful, and secure, with great amenities including a lounge area with a full kitchen, his and hers bathrooms, a games area, exercise facilities, a hobby room ideal for woodworkers, and quiet sitting areas throughout. Not only do you have access to all of these wonderful amenities within the building, but you also have private lake access to Lake Chaparral, where you can enjoy the beach, swimming, fishing, boating, tennis, private party areas perfect for grandkids' birthday parties, and so much more. Whether you prefer to be social or enjoy the privacy of your own home, this is a wonderful and affordable place to call home.