



GRASSROOTS
REALTY GROUP

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311, 11 Chaparral Ridge Drive SE
Calgary, Alberta

MLS # A2326262



\$289,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: TV & TV mount, Deep freezer, Fireplace, Book shelves in office.

Welcome to this bright and inviting condo offering the perfect blend of comfort, functionality, and flexibility. Featuring 2 spacious bedrooms plus a dedicated office that could easily be converted into a third bedroom, this home 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 3-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 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.