

## 1201, 11 Chaparral Ridge Drive SE Calgary, Alberta

**MLS # A2257555**



# \$344,000

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 743
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Sauna, Vinyl Windows		

**Inclusions:** N/A

Welcome to 1201, 11 Chaparral Ridge Drive SE — an updated corner unit offering over 1,100 sq. ft. of bright, open living space. This one feels big the moment you walk in. You’ve got 2 bedrooms, 2 bathrooms, and a large den that works perfectly as a home office or extra lounge. The primary suite comes with its own ensuite and walk-in closet, while the second bedroom is ideal for guests or a roommate. Everything’s been refreshed — new LVP flooring, flat ceilings, freshly painted cabinets, newer lighting, and a full repaint throughout. It’s clean, stylish, and completely move-in ready. You’ll love the location too. This corner unit faces the centre of the complex and comes with two titled underground parking stalls. Chaparral Ridge is a quiet, established community close to Fish Creek Park, Blue Devil Golf Course, schools, shops, and quick access to Stoney and Macleod. If you’re after space, comfort, and convenience — this one checks all the boxes. For more information, photos, and a 360 degree tour, click the links below!