

# \$279,900 - 1308, 11 Chaparral Ridge Drive, Calgary

MLS® #A2259993

**\$279,900**

2 Bedroom, 2.00 Bathroom, 910 sqft

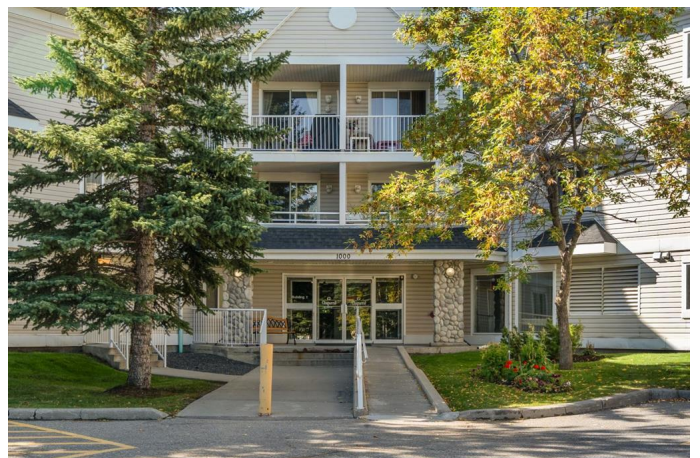
Residential on 0.00 Acres

Chaparral, Calgary, Alberta

Welcome home to this beautifully maintained 2-bedroom, 2-bathroom, top floor condo, offering a perfect blend of comfort, convenience, and space.

Featuring generously sized open-concept living this home is ideal for both relaxing and entertaining! As you enter you will notice the dining area is the perfect space for entertaining family and friends conveniently located next to the modern kitchen, which boasts ample cabinetry and counter space, and is perfect for budding home chefs and everyday living. Continuing in to the large living area you are greeted with large patio doors which flood the living space with natural light, creating a warm and inviting atmosphere. Leading out to your cosy, private balcony where at certain times of the year you can enjoy views of the mountains, while you have your morning coffee. The large primary bedroom includes a private ensuite, and spacious walk-thru closets, while the sizeable second bedroom makes this home ideal for a small family, a home office, or a spacious guest room with a full second 4-piece bathroom just steps away. A substantial laundry room with lots of space for hanging laundry, storing all your cleaning supplies as well as those bulk buy items, round off the features of this beautiful home.

Situated in the sought-after community of Chaparral you'll enjoy being a few minutes walk from schools, playgrounds, shopping, and dining options. Commuting is a breeze with



quick and easy access to Stoney Trail and other major roads.

Whether you're a first-time buyer, downsizing, or investing, this home offers incredible value in a highly sought-after location.

Don't miss your opportunity to own this spacious and conveniently located home!

Built in 1999

### Essential Information

MLS® #	A2259993
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1308, 11 Chaparral Ridge Drive
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3P7

### Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home,
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	No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	September 25th, 2025
Days on Market	2
Zoning	M-1d75

## Listing Details

Listing Office	CIR Realty
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