



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**428 CHAPARRAL RAVINE View #320, Calgary T2X 0N2**

MLS® #: **A2178474**

Area: **Chaparral**

Listing Date: **11/10/24**

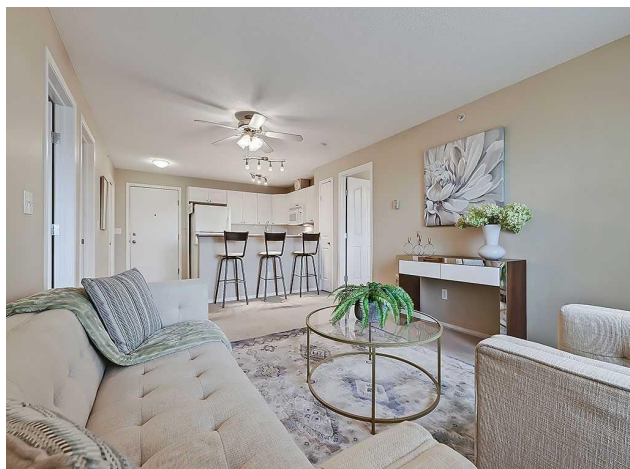
List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **763**  
Low Sqft:  
Ttl Sqft: **763**

DOM

**23**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:  
Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Vinyl Siding, Wood Frame, Wood Siding**  
Flooring: **Carpet, Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11' 6" x 10' 0"
Dining Room	Main	7' 8" x 7' 0"
Walk-In Closet	Main	8' 1" x 3' 11"
Laundry	Main	9' 3" x 5' 0"
4pc Ensuite bath	Main	0' 0" x 0' 0"

Room	Level	Dimensions
Kitchen	Main	9' 0" x 8' 5"
Bedroom - Primary	Main	11' 2" x 9' 10"
Bedroom	Main	11' 1" x 9' 3"
4pc Bathroom	Main	0' 0" x 0' 0"

Condo Fee:  
**\$419**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **0815344**

Remarks

Pub Rmks: **Welcome to the outstanding Chaparral Pointe condominiums, offering a peaceful retreat in a building AND neighbourhood brimming with community and activity! This bright TOP FLOOR condo enjoys the highly-sought West mountain view! The building amenities including a well appointed social room, library and sitting area, fitness centre, workshop, and more! The HOA of Chaparral offers access to the exclusive and BEAUTIFUL Lake Chaparral with beaches, fishing, boating, volleyball and tennis courts, playgrounds, and so much more! With 2 well-sized bedrooms, 2 full baths, convenient in-unit laundry and storage, and underground parking. Make this charming condo your own!**

Inclusions: **n/a**  
Property Listed By: **Greater Property Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

