



THE
A-TEAM

**RE/MAX
FIRST**

428 CHAPARRAL RAVINE View #340, Calgary T2X 0N2

MLS® #: **A2194854**

Area: **Chaparral**

Listing Date: **03/12/25**

List Price: **\$334,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 10-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **885**
Low Sqft:
Ttl Sqft: **885**

DOM

38

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise**
(1-4)

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Courtyard,Lighting**

Construction: **Brick,Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| Living Room | Main | 10`4" x 11`7" | Kitchen | Main | 9`10" x 9`11" |
| Dining Room | Main | 5`3" x 11`3" | Entrance | Main | 5`4" x 4`11" |
| Laundry | Main | 8`11" x 3`11" | 4pc Bathroom | Main | 6`5" x 8`8" |
| Bedroom - Primary | Main | 12`7" x 10`8" | 4pc Ensuite bath | Main | 7`8" x 4`11" |
| Bedroom | Main | 10`7" x 10`2" | | | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

| | | | |
|---------------------|--|------------|---------|
| \$501 | | Fee Simple | M-1 d75 |
| | | Fee Freq: | |
| | | Monthly | |
| Legal Desc: | 0815307 | Remarks | |
| Pub Rmks: | Welcome to this Age 45+ 2 bed and 2 bath top floor apartment unit located in the sought after community of Chaparral. This unit has open floorplan layout with black appliances and raised breakfast bar. Lots of natural sunlight from large windows and patio doors. Master bedroom with walk-in closet and 4pc ensuite. The comfy and spacious second bedroom is perfect for your office or guest. In-suite laundry and one titled underground parking stall #28. Monthly condo fee include heat, water and electricity. This building has exercise room and lots of visitor parking stalls available for your guest. You also get lake access to lake Chaparral and its facilities. Easy access to Stoney Trail and Deerfoot Trail. Minutes from nearby bus routes, shopping, restaurants etc. Close to walking and biking pathways. Exceptional value for this well managed and secure building. | | |
| Inclusions: | N/A | | |
| Property Listed By: | Realty Link Management.Services Ltd. | | |

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









