

Welcome to 1309, 11 Chaparrel Ridge Dr. SE



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Highlights

- Top floor unit
- Two bedrooms with 2 bathrooms
- Stainless steel appliances
- Separate dining area
- In-suite laundry with storage
- Titled underground parking
- Assigned separate storage room
- Visitors parking
- No age restrictions
- Large family room with walk-out balcony



Property Details



#1309, 11 CHAPARRAL RIDGE DRIVE SE, CALGARY, AB



PROPERTY DETAILS



LEGAL

Linc Number	Roll Number
0028698587	790501860
Plan / Block / Lot	Legal Address
9912659/ -/ -	9912659;37
Title Type	
Land and Improvement	



COMMUNITY

City	Ward
Calgary	14
Community	
Chaparral (CHA)	
Influences	
Parking Lot (PRKL HAIL)	



PROPERTY

Lot Size

10700 SQ. M

Year Built

-

Property Description

Single Residential (SR)

Building Type / Structure

Apartment Building / 1 Level

Build Quality

Average

Area Above Grade

99.000 SQ. M / 1063.854 SQ. FT

Last Sold Amount

\$257,500.00

Last Sold Date

May 14, 2014

Fireplace

N

Walkout Basement

N



PERMITS (0)

No Permit information available

With Compliments from
JC van der Walt
Maxwell Capital Realty



Multi-Residential - Low Profile (M-1 d75)



Map



NEARBY AMENITIES

GROCERY STORES

Nearest grocery stores:

 **Save-On-Foods** ★ 4

 155 Walden Gate SE, Calgary

 2.3 km •  6 mins

 **Sobeys Legacy Calgary** ★ 4.5

 200 Hartell Way SE #100, Calgary

 3.1 km •  6 mins

 **Jade's Meatshop and Groceries** ★ 4.6

 180 Legacy Main St SE #210, Calgary


 3.4 km •  7 mins

RESTAURANTS

Nearest restaurants:

 **Itoko Sushi** ★ 4.3

 10 Chaparral Drive SE #115, Calgary

 0.6 km •  3 mins

 **TacoTime Walden Gate** ★ 3.6

 151 Walden Gate SE, Walden

 2.1 km •  4 mins

 **Green Chili** ★ 4.4

 151 Walden Gate SE #430, Calgary

 2.1 km •  5 mins

CAFES

Nearest cafes:

 **Annie's Café** ★ 4.4

 15985 Bow Bottom Trail SE, Calgary

 13.4 km •  17 mins

 **Good Earth Coffeehouse - Cranston Market** ★ 3.7

 CRANSTON MARKET, 356 Cranston Rd SE, Calgary

 6.9 km •  8 mins

 **Good Earth Coffeehouse - Seton Place** ★ 4.3

 19489 Seton Crescent SE #448, Calgary

 7.2 km •  9 mins

PARKS

Nearest parks:

 **Chapala Park** ★ 0

 38 Chapman Rd SE, Calgary

 0.5 km •  2 mins

 **Lake Chaparral Park** ★ 4.7

 Chaparral Drive SE, Calgary

 1.1 km •  4 mins

 **Lafarge Meadows - Fish Creek Provincial Park** ★ 4.4

 Calgary

 4.4 km •  9 mins




NEARBY SERVICES

SCHOOLS



Nearest elementary school:

Saint Sebastian Elementary School

 65 Chaparral Drive SE, Calgary
 1.5 km •  3 mins



Nearest junior high school:

Chaparral School | Calgary Board of Education

 480 Chaparral Drive SE, Calgary
 2.8 km •  5 mins

Nearest high school:

Chaparral School | Calgary Board of Education

 480 Chaparral Drive SE, Calgary
 2.8 km •  5 mins

HOSPITAL

Nearest hospital:

South Health Campus MAIN ENTRANCE

 400 Front St SE, Calgary
 8.1 km •  10 mins

TRANSIT



Nearest bus stop:

SB Chaparral Valley DR @ Chaparral Valley VW SE

 2.9 km •  5 mins

Nearest LRT station:



NB Somerset - Bridlewood Station

 5.8 km •  10 mins

POLICE

Nearest police station:

Calgary Police District 8 - Midnapore

 450 Midpark Way SE, Calgary
 4.7 km •  7 mins

FIRE STATION

Nearest fire station:

Walden Fire Station No. 43

 969 Walden Dr SE, Calgary
 2.7 km •  5 mins

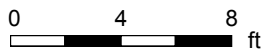


Measurements

Big enough to help, small enough to care!

1309-11 Chaparral Ridge Dr SE, Calgary, AB

Main Floor Interior Area 1017.29 sq ft



PREPARED: 2023/04/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1309-11 Chaparral Ridge Dr SE, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 4'11" x 7'10" | 38 sq ft
4pc Ensuite: 7'10" x 5' | 39 sq ft
Bedroom: 9'11" x 15'4" | 128 sq ft
Dining: 7'10" x 8'5" | 64 sq ft
Kitchen: 7'11" x 7'11" | 61 sq ft
Laundry: 5'6" x 7'10"
Living: 20'3" x 19'2" | 299 sq ft
Primary: 17'6" x 17'7" | 191 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1017.29 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1017.29 sq ft

Customer Name: JC van der Walt

Customer Company: Maxwell Capital Realty

Prepared: Apr 11, 2023

The 'Total Above Grade Floor Area' is the RMS size of the property. Please use Exterior Area for detached properties, and Interior Area for properties with common walls such as half-duplexes, townhouses, and apartments.

The required CREB measurement diagrams, as well as supplement measurement sheet are the last pages of your PDF Floor Plan download.

This property was measured by CMC Photo & Measure Services | www.cmcphoto.ca

1309-11 Chaparral Ridge Dr SE, Calgary, AB

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

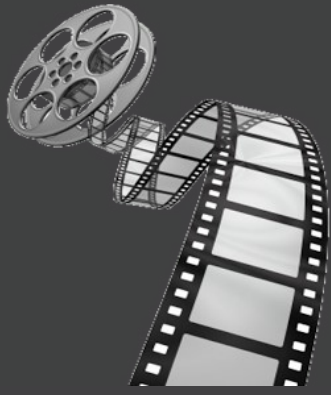
A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



Photographs



VIEW



MASTER BED



MASTER EN-SUITE



MASTER EN-SUITE



MASTER EN-SUITE CLOSET

Big enough to help, small enough to care!



Photographs



KITCHEN



KITCHEN



KITCHEN



SECOND BEDROOM



FAMILY ROOM



SECOND BATHROOM



FAMILY ROOM



SECOND BATHROOM

Big enough to help, small enough to care!



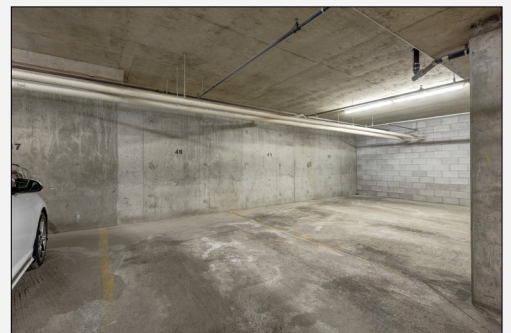
Photographs



DINING AREA



LAUNDRY



PARKING STALL



STORAGE ROOM

Big enough to help, small enough to care!

JC van der Walt

Whether you are buying or selling a property, I will assist you reaching your real estate goals.

I will ensure your experience is exciting, professional, fun, and stress free.

I also do rental property management under the company, JC Executive Homes.

Contact me for all your real estate needs!



Real Estate Sales

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Property Management

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