# \$379,900 - 64 Chaparral Ridge Park Se, Calgary

MLS® #A2229575

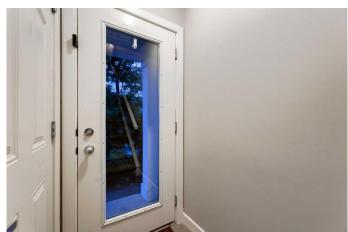
## \$379,900

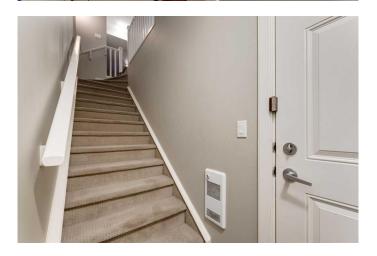
2 Bedroom, 3.00 Bathroom, 1,099 sqft Residential on 0.00 Acres

Chaparral, Calgary, Alberta

WELCOME to this EASY TO FIND, FRESHLY PAINTED 2 Storey Townhouse that has 1098.98 Sq Ft of DEVELOPED LIVING SPACE w/Single Garage (GREAT for Calgary winters!), + 3 BALCONIES in the FRIENDLY COMMUNITY of CHAPARRAL!!! The CURB APPEAL as you drive in is WELL-MAINTAINED, + CLEAN LANDSCAPING up to the Front Door. The Foyer provides access to the Garage and convenient storage underneath the stairs. Going up the carpeted stairs to the Main Level, you will see the OPEN CONCEPT FLOOR PLAN w/HARDWOOD, 9' CEILINGS, making it look SPACIOUS, + a NEUTRAL COLOUR SCHEME. The KITCHEN is the â€~Heart of the Home' that has BEAUTIFUL Cabinetry, Tiled Backsplash, SS Appliances (NEW Dishwasher-never used), GRANITE Countertops + Tiled flooring. The Dining Room has plenty of ROOM to sit around the Table w/FAMILY, + FRIENDS having COZY CONVERSATIONS. A Balcony w/Sliding Door allowing in NATURAL LIGHT makes it Bright in this space. A 2 pc Bathroom, + a Laundry Room/Utility Room for CONVENIENCE (Washer 2022/Dryer 2023). The LIVING ROOM is GREAT for RELAXING at the end of the day, whether reading a Book, or taking a nap when needed. There is a sliding door to the 2nd Balcony that incl/BBQ GAS LINE for EASY ENTERTAINING or watching the BEAUTIFUL SUNSET. The Upper Level has the PRIMARY BEDROOM







with a Large window, + a 4 pc EN-SUITE. There is a door leading out to the 3rd PRIVATE Balcony to sit with your morning coffee as you get ready for the day. There is another GOOD-SIZED Bedroom, + 4 pc Bath incl/Soaker Tub for those days to UNWIND, + it is in between the 2 bedrooms, giving more PRIVACY. There is so much NATURAL LIGHT coming in, STORAGE underneath stairs on entry level, a GARAGE, 2 1/2 Bathrooms (incl/EN-SUITE), 2 GREAT-SIZED Bedrooms, + DECENT Condo Fees = GREAT VALUE!!! There are 10 Virtual Staging Photos in this listing. Also- INCLUDES a \$8,500 Flooring CREDIT!!! This PRIME LOCATION has the nearby FISH CREEK PROVINCIAL PARK, SICOME LAKE w/Activities there, + SCHOOLS. Chaparral gives you AMENITIES, PATHWAYS, PARKS, PLAYGROUNDS, + a Recreation Centre. Chaparral is EASY ACCESS to Chaparral Boulevard, Stoney Trail, + Transit, making it a MUST SEE for this SPECIAL HOME. BOOK your SHOWING TODAY!!!

Built in 2007

#### **Essential Information**

MLS® # A2229575 Price \$379,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,099

Acres 0.00

Year Built 2007

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

## **Community Information**

Address 64 Chaparral Ridge Park Se

T2X 0E3

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

Amenities Snow Removal, Trash, Visitor Parking

Utilities Cable Connected, Electricity Connected, Natural Gas Connected,

Garbage Collection, Phone Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Driveway, Garage Door Opener, Garage Faces Front, Single Garage

Attached

# of Garages 1

#### Interior

Interior Features Granite Counters, High Ceilings, Soaking Tub, Track Lighting, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Landscaped, Level, Low Maintenance Landscape, Private, Street

Lighting

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 16

Zoning (M-1d75)

### **Listing Details**

## Listing Office RE/MAX House of Real Estate

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