

# \$364,900 - 64 Chaparral Ridge Park Se, Calgary

MLS® #A2248267

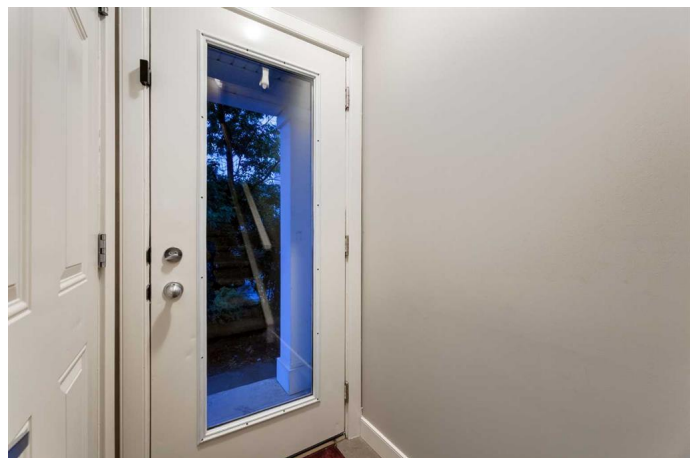
**\$364,900**

2 Bedroom, 3.00 Bathroom, 1,099 sqft

Residential on 0.00 Acres

Chaparral, Calgary, Alberta

WELCOME to Chaparral Ridge Complex - This FRESHLY PAINTED, 2 Bedroom, 2 1/2 Bathroom, 2 Storey Townhouse 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 stairs to the Main Level, you will see the OPEN CONCEPT FLOOR PLAN w/HARDWOOD, 9â€™™ CEILINGS, making it look SPACIOUS, + a NEUTRAL COLOUR SCHEME. The KITCHEN is the â€™Heart of the Homeâ€™™ 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. 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® #         | A2248267          |
| Price          | \$364,900         |
| 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 |
| Subdivision | Chaparral                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0E3                    |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 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    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | (M-1d75)          |

### Listing Details

Listing Office

RE/MAX House of Real Estate

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