

# \$669,900 - 44 Chaparral Way Se, Calgary

MLS® #A2260380

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

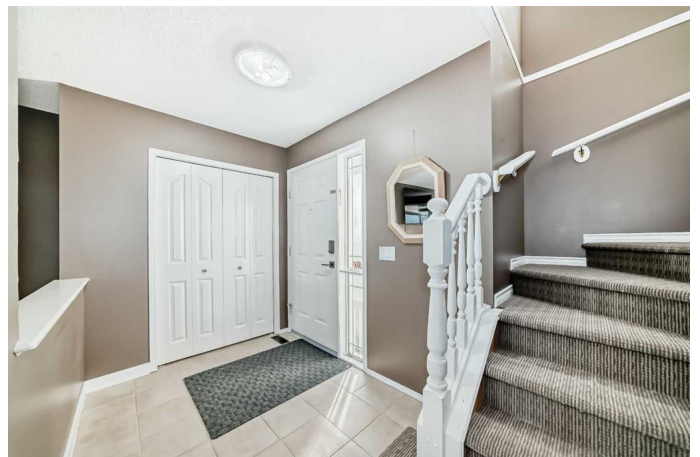
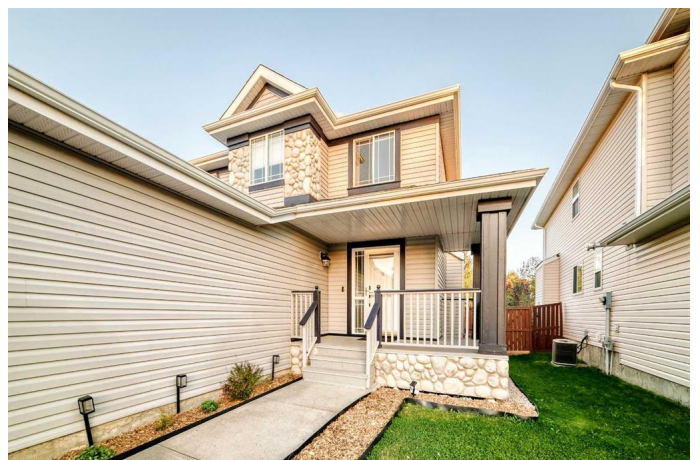
AWESOME LAKE LOCATION !!8 minute walk to Chaparral lake 6 minute walk to Saint Sebastian elementary.3 minute walk to soccer field/green space with a playground in front of house. Fully developed 3+1 bdrm 1600 sq ft 2 storey with double attached garage.Comes with wall mounted 75 inch Hisense TV ,New washer dryer and microwave and central air conditioning,3.5 bathrooms,large rec room ,natural gas fireplace,hardwood floors.Backyard has multilevel deck and storage shed and nice yard perfect for growing family

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260380    |
| Price          | \$669,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,614       |
| Acres          | 0.13        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 44 Chaparral Way Se |
| Subdivision | Chaparral           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | t2x3k6              |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Park |
| Parking Spaces | 2                                      |
| Parking        | Double Garage Attached                 |
| # of Garages   | 2                                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air                                                                          |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas, Living Room                                                                    |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                          |
| Lot Description   | Back Lane, Close to Clubhouse, Lake, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame                                                        |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 17                |
| Zoning         | R-G               |
| HOA Fees       | 385               |
| HOA Fees Freq. | ANN               |

### Listing Details

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