

# \$449,900 - 43 Chaparral Ridge Terrace Se, Calgary

MLS® #A2207662

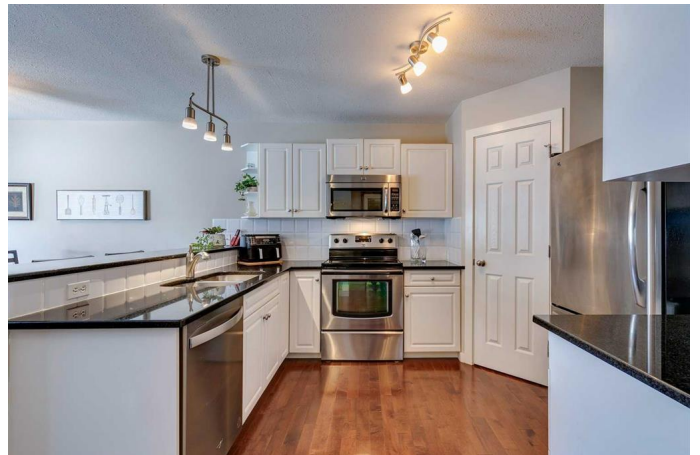
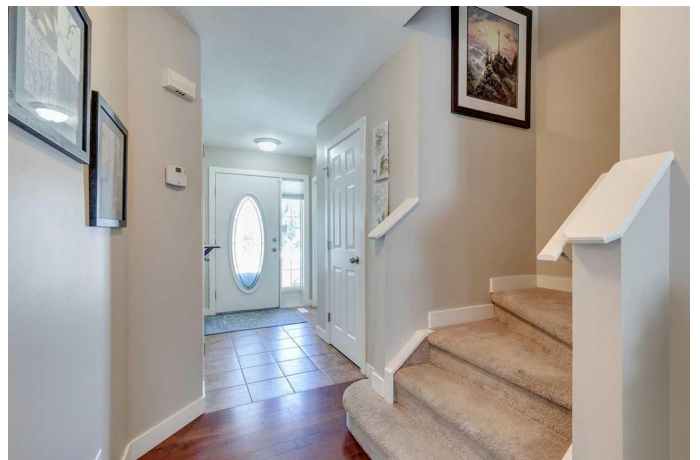
**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,260 sqft  
Residential on 0.04 Acres

Chaparral, Calgary, Alberta

**\*\* Open House, Sat, April 19 , 3-5pm \*\***

Discover the perfect blend of comfort and convenience in this inviting Chaparral Estates townhome. Step into a space where warm, natural light illuminates beautiful hardwood floors and elegant granite countertops, creating an atmosphere of cozy charm. The heart of the home, a well-appointed kitchen, boasts gleaming stainless steel appliances and ample space for your inner chef. Entertaining is effortless in the open-concept living and dining areas, where a corner gas fireplace adds a touch of warmth on cooler days. Upstairs, two spacious bedrooms offer peaceful retreats, with the primary bedroom featuring a walk-in closet and access to a well-appointed 4-piece bathroom. A versatile bonus room provides flexibility for a home office, media room, or play area. The fully finished basement offers over 500 sq ft of additional living space. Imagine movie nights, game days, or home gym – the possibilities are endless. Extend your living space outdoors with a private rear yard, designed for zero-maintenance enjoyment. An attached single garage provides secure parking and storage, adding to the convenience of this lock-and-leave lifestyle. Situated in the desirable Chaparral Estates, this townhome offers easy access to Stoney Trail, a wealth of amenities, scenic walking paths, and reputable schools. This is more than just a home; it's your haven of comfort and convenience, perfect for a low-maintenance lifestyle without



sacrificing space or style.

Built in 1998

### Essential Information

MLS® #	A2207662
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,260
Acres	0.04
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	43 Chaparral Ridge Terrace Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3N6

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Lighting
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	R-2M

### **Listing Details**

Listing Office	Real Broker
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