

\$459,000 - 23 Chaparral Ridge Terrace Se, Calgary

MLS® #A2211099

\$459,000

3 Bedroom, 3.00 Bathroom, 1,257 sqft
Residential on 0.04 Acres

Chaparral, Calgary, Alberta

JUST WHAT YOU'VE BEEN WAITING FOR !!!

This **STUNNING TOWNHOME** is Perched on the **BEAUTIFUL RIDGE** in **CHAPARRAL**, **FEATURING " 3 BEDROOMS " + " ATTACHED FRONT-DRIVE GARAGE " a PARKING PAD** for a **SECOND CAR**, a **FULLY DEVELOPED BASEMENT**, and **CENTRAL AIR CONDITIONING**. The **MAIN FLOOR** invites Warmth and Comfort with its **BEAUTIFUL LAMINATE FLOORING**, a **COZY FIREPLACE** in the living room, and **LARGE WINDOWS** that **FLOOD** the **SPACE** with **NATURAL LIGHT**, **CREATING** a **VIBRANT** and **UPLIFTING ATMOSPHERE**. The **STYLISH KITCHEN**, **EQUIPPED** with **UPGRADED STAINLESS STEEL APPLIANCES**, a **GOOD-SIZED PANTRY**, and **ELEGANT CABINETS**, is a **DREAM** for any **HOME CHEF**. It seamlessly flows to the generously sized dining area and living room, making it **PERFECT FOR FAMILY GATHERINGS** and **CONNECTION**. Step out to the **PRIVATED BACKYARD**, a **SERENE OASIS** for **CREATING LASTING MEMORIES**, whether it's barbecuing or enjoying playtime with kids and loved ones. A **CONVENIENTLY LOCATED** two-piece bathroom in the entrance foyer adds to the home's **Functionality**. **DESIGNED** for family living and **CHERISHED MOMENTS**, the upper level **FEATURES** a **SPACIOUS OPEN DEN** THAT CAN BE **TRANSFORMED INTO** a **BEDROOM** **~ a LARGE PRIMARY BEDROOM** with a **WALK-IN CLOSET** and a **cheater door** to a



FOUR-PIECE BATHROOM, as well as a SECOND GOOD-SIZED BEDROOM. The POSSIBILITIES are ENDLESS! The FULLY FINISHED BASEMENT is an ENTERTAINER'S PARADISE, COMPLETE with a GAMING ROOM/FAMILY ENTERTAINMENT AREA, an EXTRA BEDROOM, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM, READY for UNFORGETTABLE GATHERINGS. You will be IMPRESSED with the EXCELLENT CONDITION of this unit. LOCATED in a WELL-MAINTAINED COMPLEX within a FRIENDLY NEIGHBORHOOD, youâ€™ll FIND yourself CLOSE to a VARIETY of AMENITIES, PLAYGROUNDS, SCHOOLS, and Public Transportation, with easy access to STONEY TRAIL and FISH CREEK PROVINCIAL PARK. This BEAUTIFUL TOWNHOME TRULY STANDS OUT FROM THE REST. BOOK your PRIVATE SHOWING NOW and BRING YOUR OFFERS BEFORE it's GONE !!!

Built in 1998

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211099 |
| Price | \$459,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,257 |
| Acres | 0.04 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 23 Chaparral Ridge Terrace Se |
| Subdivision | Chaparral |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3N6 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Parking, Playground, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, Front Drive, Garage Door Opener, Parkade, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, See Remarks, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Playground, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 3 |
| Zoning | R-2M |

Listing Details

Listing Office MaxWell Canyon Creek

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