

# \$849,900 - 54 Chapman Way Se, Calgary

MLS® #A2225400

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,290 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

Welcome to a home that makes a statement from the start, featuring a grand HEATED TRIPLE CAR GARAGE, an exposed aggregate driveway, and a matching walkway for impressive curb appeal. Step inside to a thoughtfully designed main floor with 9' ceilings featuring a formal dining room and a welcoming living room centered around a cozy gas FIREPLACE. The kitchen is bright and inviting, featuring white cabinetry, granite counters, a central island, corner walk-in pantry, Silgranit sink with garburator, and a breakfast bar for casual meals. Just off the kitchen, you'll find a convenient mudroom with washer and dryer, as well as a 2-piece powder room. Upstairs, the spacious bonus room is wired for 7.1 surround sound – ideal for movie nights or gaming. The primary suite is OVERSIZED and includes blackout blinds, a walk-in closet, and a 5-piece ensuite with a relaxing soaker tub. Two additional bedrooms complete the upper level. The basement is set up for entertaining, featuring a dedicated theatre room with a twinkling ceiling, projector, screen, and 7.1 surround sound wiring. The rec room adds even more space with a second gas fireplace and a wet bar/fridge. You'll also find a generous fourth bedroom with a large walk-in closet and a full 4-piece bathroom. For pet lovers, there's a convenient dog run with access to the garage via a built-in doggy door. The backyard is fully fenced, landscaped with mature trees, and includes a deck wired for speakers and equipped with a natural gas



hookup â€” perfect for summer BBQs.  
Additional features include two hot water tanks (2013 and 2018), central air conditioning, and front and back irrigation.

Built in 2002

**Essential Information**

MLS® #	A2225400
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,290
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	54 Chapman Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3S5

**Amenities**

Amenities	Park, Playground, Beach Access, Clubhouse, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open
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	Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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