

# \$444,900 - 43 Chaparral Ridge Terrace Se, Calgary

MLS® #A2207662

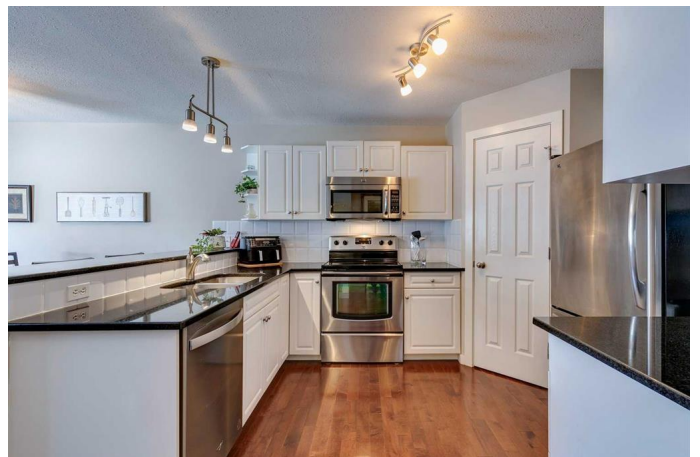
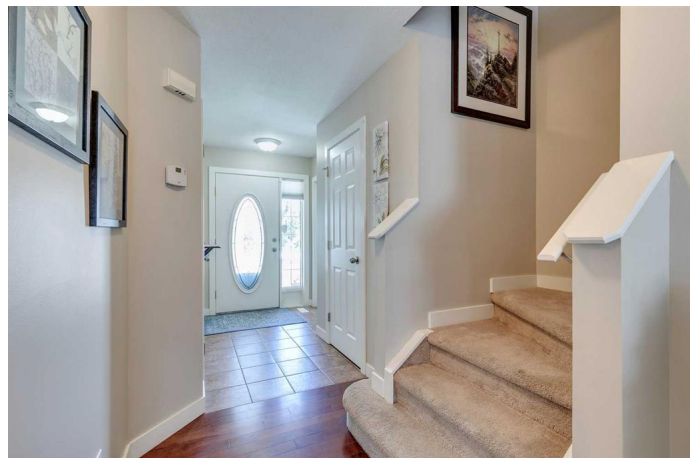
**\$444,900**

2 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.04 Acres

Chaparral, Calgary, Alberta

**\*\* Open House, Sat, May 3, 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.Â 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          | \$444,900     |
| 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 | 31              |
| Zoning         | R-2M            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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