

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

MLS® #A2207662

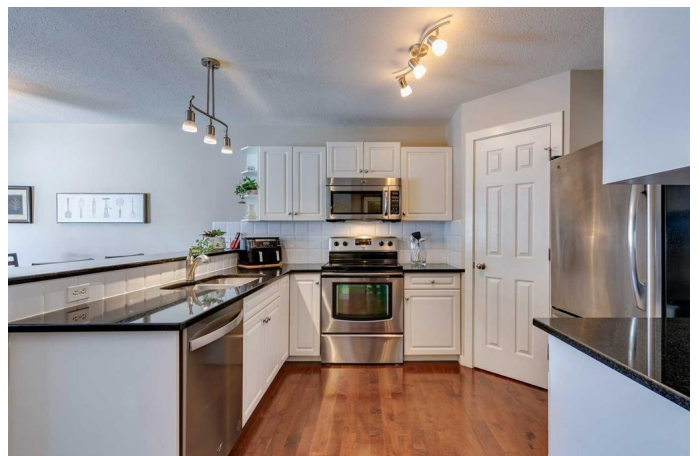
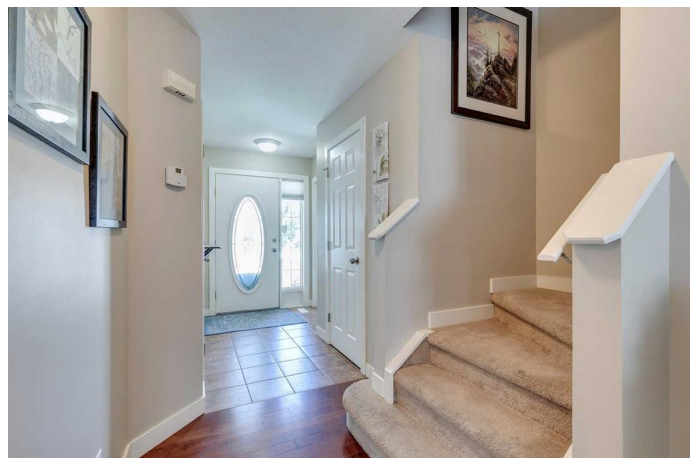
**\$449,900**

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

Chaparral, Calgary, Alberta

**\*\* Open House, Sat, April 5 , 2-4pm \*\***

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	1
Zoning	R-2M

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.