

# \$444,000 - 23 Chaparral Ridge Terrace Se, Calgary

MLS® #A2211099

**\$444,000**

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

Chaparral, Calgary, Alberta

~~ PRICE REDUCED ~~ 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	\$444,000
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	19
Zoning	R-2M

**Listing Details**

Listing Office                      MaxWell Canyon Creek

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