

\$669,900 - 36 Chaparral Drive Se, Calgary

MLS® #A2245968

\$669,900

4 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this bright and beautifully upgraded 4-bedroom home in the sought-after community of Chaparral, offering 3.5 bathrooms and a spacious, functional layout. With a south-facing orientation, this home is filled with natural light all day long, creating a warm and inviting atmosphere. - Former AVI show home - Large master suite with a spa-like ensuite and his & hers walk-in closets. - Elegant hardwood flooring throughout the main level. - Modern kitchen featuring upgraded cabinets, granite countertops, and modern fixtures. - Freshly painted with a contemporary neutral palette. - Fully Finished Basement - Perfect for entertaining with lots of storage!. - Cozy living area with a fireplace in the basement. - Additional bedroom in the basement. - Durable vinyl flooring & carpet for comfort and style. - Massive utility/storage room - plenty of space for organization. - Insulated & finished double attached garage. Recent Upgrades for Peace of Mind: - Replaced hot water tank & plumbing (no more Poly B!). - Popcorn ceilings removed for a sleek, modern look. - New roof. Outdoor Living & Location Perks: - Spacious deck overlooking the backyard - perfect for summer gatherings. - Directly faces a school & greenspace - ideal for families and outdoor lovers. - 300 meters from Chaparral Lake Park (private community lake) - Minutes to parks, shopping, and amenities. This turnkey home has been meticulously maintained and upgraded - just move in and enjoy! Don't miss out,



schedule your private viewing today!

Built in 1994

Essential Information

MLS® #	A2245968
Price	\$669,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,834
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Chaparral Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3J6

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	76
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.