

\$399,900 - 45 Chaparral Ridge Terrace Se, Calgary

MLS® #A2110839

\$399,900

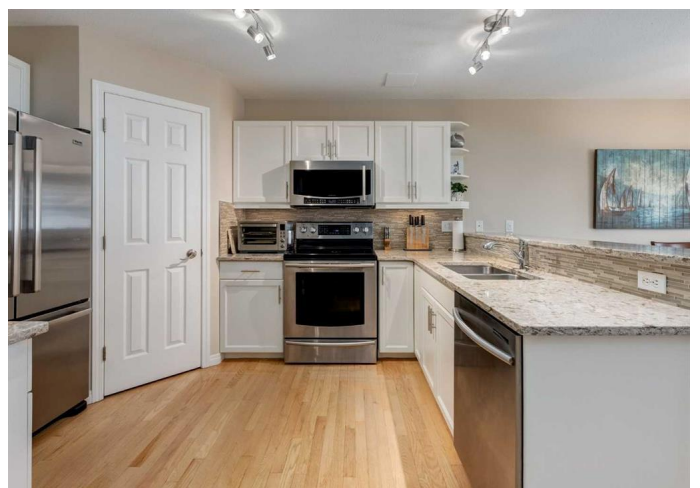
3 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.04 Acres

Chaparral, Calgary, Alberta

*** OPEN HOUSE SATURDAY, MARCH 2ND

1:00 - 4:00 PM*** Located on the ridge in Chaparral sits this updated 3 bedroom, move-in ready home! Parking will never be an issue thanks to the attached garage, driveway and visitor parking stalls. Beautiful hardwood floors and an abundance of natural light grace the open concept floor plan. Modernly updated, the kitchen inspires culinary adventures featuring stainless steel appliances, crisp white cabinets, a pantry for extra storage and a breakfast bar on the peninsula island. Easily entertain in the adjacent dining room or private back patio. Spend cooler weather gathered around the fireplace in the welcoming living room. An updated powder room on this level adds to your convenience. 3 spacious and bright bedrooms are on the upper level including the primary retreat with a generous floor plan, a large walk-in closet and cheater access to the updated 4-piece bathroom. Convene in the family room in the basement and connect over movie and game nights. This level also offers a ton of storage and laundry. A private yard with a large patio encourages summer barbeques and time spent unwinding. This exceptional home is in a family-friendly community teeming with parks, playgrounds, walking paths, and green spaces plus is neighbored by Fish Creek Park and Sikome Lake for even more outdoor recreation! Exceptionally located, this home checks all the boxes - come see for yourself!



Built in 1998

Essential Information

MLS® #	A2110839
Price	\$399,900
Sold Price	\$451,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,248
Acres	0.04
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	45 Chaparral Ridge Terrace Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3N6

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.