

\$374,900 - 114 Chaparral Ridge Park Se, Calgary

MLS® #A2124890

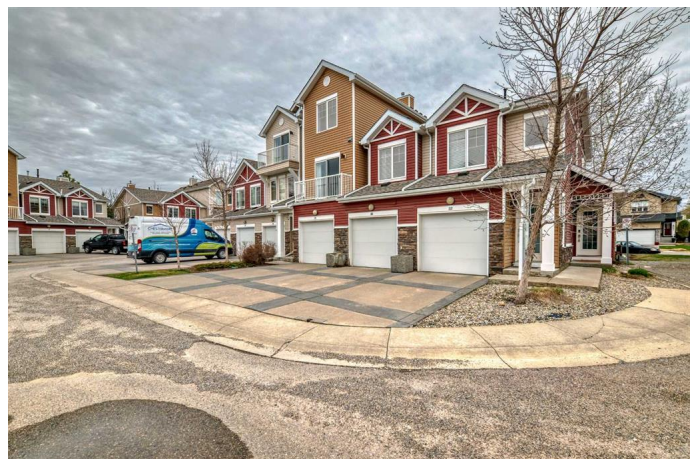
\$374,900

2 Bedroom, 3.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Chaparral, Calgary, Alberta

Open house changed slightly, now Sat May 11, 1:30 -3 OWN YOUR OWN GORGEOUS 2 BDRM 2.5 BATH TOWNHOUSE WITH ATTACHED GARAGE AND DRIVEWAY, AND PLEASANT, QUIET GREEN TREED OUTLOOK. It doesn't get better than this in this location. This modern, almost like new interior is in impeccable condition. The main floor has engineered hard wood flooring, big windows facing East and South for an abundance of natural light. There's a large balcony off the living room facing East for morning sunshine, with a gas hook up for BBQs and quiet relaxation. As well, there's a Juliette balcony off the good-sized dining area for fresh air and sunsets. The kitchen has plenty of cabinet and counter space, with quartz counters, SS appliances, (new microwave hood fan) refrigerator with water and ice features. The 2-piece bathroom has a stacker washer and dryer for convenience. Upstairs, the primary bdrm will fit your king size bed, with 4-piece ensuite, his and hers closets and a small balcony. There's another 4-piece bathroom in the hall, both with quartz counters and soaker tubs. The 2nd bdrm is a good size and will accommodate a queen bed. On the bottom floor, the attached garage has a door to extra store under the stairs. Lots of extra parking on the street close by, steps from the townhouse, perfect for guests. Other features are a Rinnai instant hot water on demand, new garage door, furnace and humidifier recently services, and a park across



the street. .Plenty of amenities nearby, with quick access to shopping areas like Walden and Shawnessy, along with the Blue Devil golf course, YMCA, South Calgary Hospital, and major transportation routes like Stoney Trail and Deerfoot. Access to public transit is also convenient, making commuting hassle-free. Make this your reality. I have an amazing mortgage broker to help if you need him, just ask. The roof, siding and gutters were all new 2023 due to a hail storm. The Garage Trim replacement and painting is scheduled for mid-June timeframe. This is the Condo Board/Management responsibility. The damaged Planter removal should occur at around the same time. This is the Condo Board/Management responsibility. The Tenants have signed a new lease (July 1, 2024) at a new location. The unit will be vacant July 3.

Built in 2008

Essential Information

MLS® #	A2124890
Price	\$374,900
Sold Price	\$382,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Back Split
Status	Sold

Community Information

Address	114 Chaparral Ridge Park Se
---------	-----------------------------

Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0E3

Amenities

Amenities	Other
Parking Spaces	1
Parking	Garage Faces Front, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	See Remarks, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 21st, 2024
Days on Market	11
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	One Percent 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.