

# \$445,000 - 38 Chaparral Ridge Terrace Se, Calgary

MLS® #A2147059

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,159 sqft  
Residential on 0.04 Acres

Chaparral, Calgary, Alberta

Welcome to Chaparral Estates!

This family-friendly community offers low-maintenance living in a peaceful setting. Your new home features an attached single garage, a fully developed basement, a west-facing yard, and a cozy gas fireplace. Conveniently close to transportation, shopping, schools, and Fish Creek Provincial Park, the main level includes an open kitchen, dining area, living room, and access to a sunny west patio. The kitchen boasts a corner pantry, breakfast bar, and ample storage, along with a powder room for guests. The appliances are relatively new, providing modern convenience and efficiency in your daily routines.

Upstairs, find a loft perfect as an office or can be converted into a 4th bedroom, a spacious primary bedroom with a walk-in closet, a second bedroom, and a four-piece bathroom. The professionally developed basement includes a family room, a three-piece bathroom, and a bedroom with a walk-in closet. The mechanical room houses the washer, dryer, and a laundry sink. The blinds are fairly new, having been installed about 2 years ago, adding a fresh and updated touch to the home. Enjoy a private treed backyard, low condo fees, visitor parking, and plenty of green space. This pet-friendly complex is ready for you to move in and enjoy!



Built in 1998

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2147059      |
| Price          | \$445,000     |
| Sold Price     | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,159         |
| Acres          | 0.04          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 38 Chaparral Ridge Terrace Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3N6                       |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Visitor Parking                  |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Vinyl Windows                                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |

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

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Garden                                   |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 4th, 2024  |
| Date Sold      | July 19th, 2024 |
| Days on Market | 14              |
| Zoning         | R-2M            |
| HOA Fees       | 0.00            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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