

\$449,900 - 17 Chapalina Square Se, Calgary

MLS® #A2157261

\$449,900

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.06 Acres

Chaparral, Calgary, Alberta

Welcome to Lake Chaparral, an idyllic sanctuary in Calgary's southeastern corner where lakeside luxury and community charm come together in perfect harmony. Nestled around the serene waters of Chaparral Lake, this sought-after neighborhood offers a unique blend of natural beauty and modern living. Just up the hill from the Bow River which offers breathtaking walking/biking paths and steps away from Wolf Willows off-lease Dog Park. Convenience is key with this property, as it offers easy access to major roads, making commuting and travel a breeze. You'll also enjoy proximity to shopping, dining, and essential amenities, ensuring everything you need is just moments away. A single car garage provides secure parking and additional storage, enhancing the practicality of this wonderful home. The expansive living space is perfect for entertaining or relaxing, while the well-sized patio provides a lovely outdoor retreat. The undeveloped basement offers a blank canvas, ready to be customized to your needs, whether you envision a home gym, additional storage, or a cozy family room.. Extra parking is no issue with this unit as it includes plenty of room for street parking out front and next to convenient visitor parking for the complex! Featuring 3 spacious bedrooms and 3 bathrooms, this townhome is designed to accommodate your family's needs with style. The open-concept layout boasts 9-foot ceilings, creating an airy and inviting atmosphere throughout the main living



areas. Modern touches and high-quality finishes add a touch of elegance to the home, making it both stylish and functional. The primary bedroom is completed with an extra large closet and 3 pc ensuite. Large basement with roughed in plumbing ready for your personal touches. **Hot water tank was recently replaced** With its combination of stunning natural landscapes, contemporary amenities, and a friendly, engaged community, Lake Chaparral offers a tranquil yet connected lifestyle that truly feels like home. Experience the best of both worlds in this exceptional Calgary neighborhood where every day feels like a retreat. **OPEN HOUSE IS SCHEDULED FOR SATURDAY AUGUST 17TH FROM 12:00 PM- 2:00 PM** Call your favorite realtor today to book your viewing!

Built in 2008

Essential Information

MLS® #	A2157261
Price	\$449,900
Sold Price	\$466,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	17 Chapalina Square Se
Subdivision	Chaparral

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0J4

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 27th, 2024
Days on Market	12
Zoning	M-G d44
HOA Fees	371.64
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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