

\$465,000 - 144 Chapalina Square Se, Calgary

MLS® #A2158194

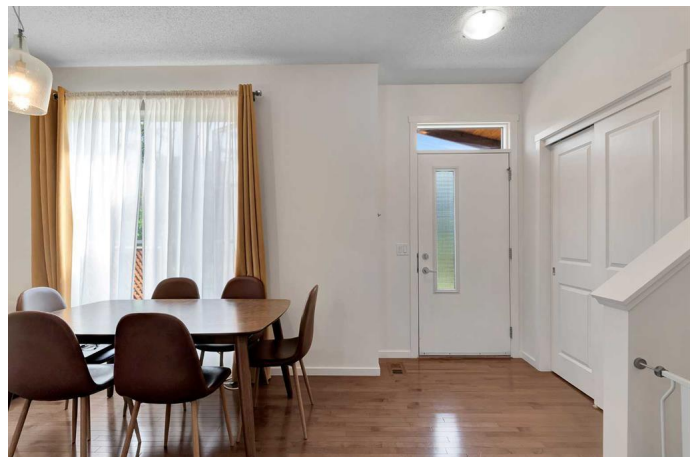
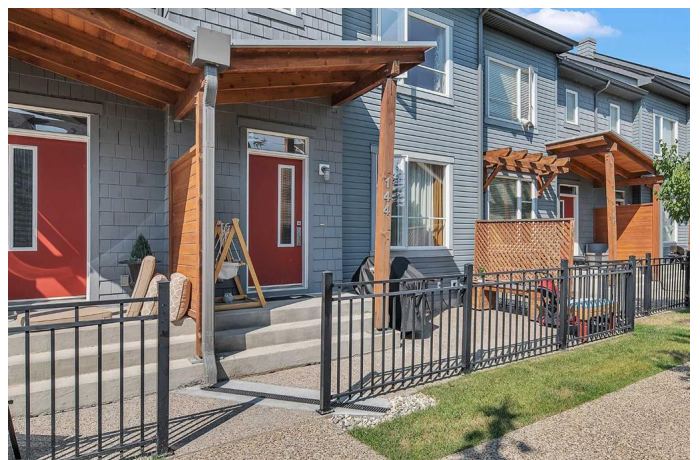
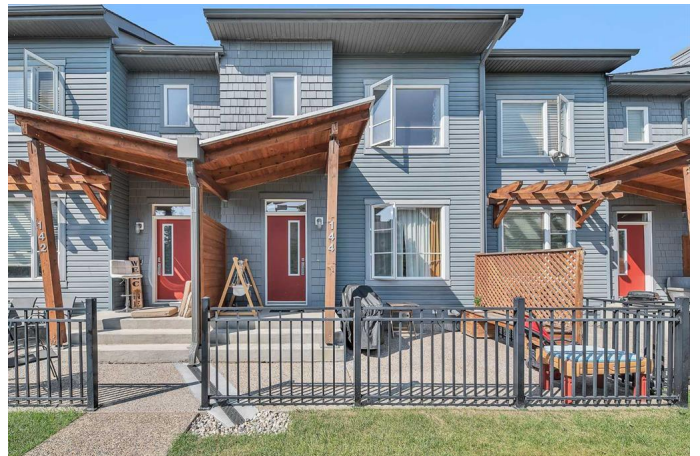
\$465,000

2 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.03 Acres

Chaparral, Calgary, Alberta

Welcome to your dream townhome in the heart of the beautiful LAKE COMMUNITY of Chaparral, perfectly positioned facing the COURTYARD. This move-in ready home features 2 spacious primary suites, 3 well-appointed bathrooms, and an OPEN FLOOR PLAN designed for modern living. As you step through the front entrance, you'll be greeted by a charming aggregate PATIO, ideal for outdoor relaxation with a gas BBQ hookup and ample space for your stylish patio furniture. Inside, the warm and inviting main floor boasts gleaming hardwood floors and a bright, open layout, 9FT CEILINGS. The kitchen is a chef's delight with plenty of cabinetry, upgraded STAINLESS STEEL APPLIANCES, a raised breakfast bar, and a large breakfast nook for casual dining. The living room is equally impressive, with a cozy GAS FIREPLACE and a tucked-away DEN or workspace that leads to your PRIVATE BALCONY—perfect for morning coffee or unwinding after a long day. Upstairs, you'll find two generously sized primary suites, each with its own ensuite bathroom and WALK-IN CLOSETS featuring organizers. The convenience continues with an UPSTAIRS LAUNDRY ROOM. The lower level is fully developed, offering a flexible space that can serve as a workout room, hobby area, or playroom, plus extra storage. Your DOUBLE ATTACHED GARAGE provides ease of access and additional convenience. Recent upgrades include a newer dishwasher and



water heater, ensuring peace of mind and energy efficiency. This townhome is not just a place to live, but a lifestyle—enjoy the lake amenities at Lake Chaparral, and the unbeatable location just a short walk to the Gates of Walden, where shopping, dining, and daily essentials are right at your fingertips. Don't miss out on this incredible opportunity to own a stylish, well-maintained home in an exceptional community!

Built in 2008

Essential Information

MLS® #	A2158194
Price	\$465,000
Sold Price	\$471,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	144 Chapalina Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0L7

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Parking, Picnic Area, Playground, Recreation Facilities, Secured Parking, Snow Removal,
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	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Barbecue, Lighting, Playground, Private Entrance, Rain Gutters
Lot Description	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 26th, 2024
Days on Market	10
Zoning	M-G d44
HOA Fees	324.58
HOA Fees Freq.	ANN

Listing Details

Listing Office	Town Residential
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