

# \$450,000 - 93 Chaparral Ridge Terrace Se, Calgary

MLS® #A2229572

**\$450,000**

4 Bedroom, 4.00 Bathroom, 1,149 sqft

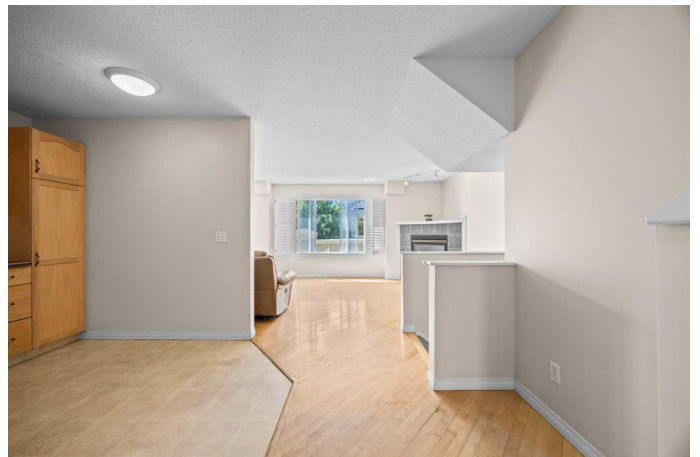
Residential on 0.04 Acres

Chaparral, Calgary, Alberta

Discover this freshly painted, 4-bedroom, 3.5-bath bare land condo/townhome, ideal for families, professionals, or investors. The permitted and finished basement offers a versatile service area, perfect for guests or as a bedroom rental area. Thoughtfully designed, it features ground-level heat registers for a consistently cozy temperature year-round. Unwind by the gas fireplace on quiet evenings or enjoy cooking with stainless-steel appliances in the modern kitchen when entertaining. The single attached garage provides secure parking and additional storage.

Step outside and embrace nature with a short walk to the Ridge, where scenic views and outdoor adventures await. Youâ€™ll also be close to Sikome Beach/ Lake, and Fish Creek Park, making it easy to enjoy Calgaryâ€™s best outdoor spots.

Recent upgrades include new shingles, siding, and vinyl fencing, ensuring a fresh exterior. Inside, the walls and trim have been freshly painted, offering a move-in-ready feel. Additional highlights include a compliant RPR and a hot water tank replaced in 2023 for peace of mind. Chaparral offers a variety of educational options, including public, Catholic, and private schools within the community. The community also enjoy nearby retail options such as Chaparral Village and the Gates of Walden shopping area, which feature grocery stores, dining, and essential services. Donâ€™t miss this incredible opportunity to



own a home in a sought-after locationâ€”schedule your viewing today!

Built in 1998

**Essential Information**

MLS® #	A2229572
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,149
Acres	0.04
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	93 Chaparral Ridge Terrace Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3N6

**Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	R-2M

## Listing Details

Listing Office	Greater Property Group
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