

# \$444,900 - 312 Chaparral Valley Square Se, Calgary

MLS® #A2224035

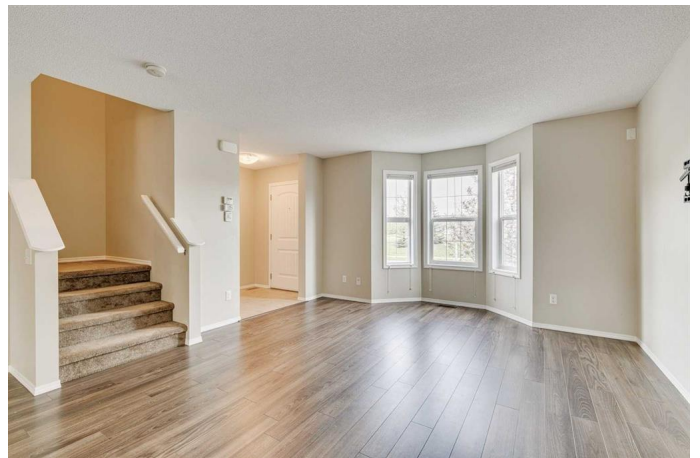
**\$444,900**

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.07 Acres

Chaparral, Calgary, Alberta

Searching for an affordable home with low condo fees but don't want to sacrifice square footage? This is the one you have been waiting for! Large end unit w/1,475 sq.ft of living space and only one shared wall! As you enter the home, you are greeted by a spacious foyer w/a great front closet. Continue into the large living room w/sunny bay window offering plenty of natural light! you will want to relax and unwind here. Open concept floorplan takes advantage of every sq.ft and allows for great flow between the kitchen and the living and dining room. Spacious dining area can easily host all your family and friends w/plenty of space for a large table. Kitchen is well equipped with plenty of cupboards & a large peninsula island w/tons of prep space. Brand-new stainless-steel dishwasher, electric stove, over the range microwave and new faucet is a huge bonus! Bright kitchen window overlooks the fully fenced, private backyard where the kids and pets can run free! a giant win for townhome living. Mudroom w/a large closet is tucked away so your shoes and jackets aren't on display. 2-pc powder room completes the floor. Head upstairs to find a spacious primary bedroom that can easily accommodate your king bed not to mention the w/4-pc ensuite and double closets. 2nd & 3rd bedrooms are very well size & share a 4-pc bathroom. Unfinished basement is a blank canvas awaiting your ideas. Rough-in for a bathroom is already present. Perfect location sitting in a playground zone and facing the



park. The private parking pad offers space for 2 cars but plenty of street parking for your guests.

Easy access to Blue Devil golf course, Bow River Pathways & endless shopping options.

Quick access to Stoney Trail & Macleod Tr make this home a no brainer. Donâ€™t miss your opportunity!

Built in 2012

### **Essential Information**

MLS® #	A2224035
Price	\$444,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	312 Chaparral Valley Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0T5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	M-X1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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