



GRASSROOTS
REALTY GROUP

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63 Chapalina Square SE
Calgary, Alberta

MLS # A2237350



\$399,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Located in desirable Chaparral, this well maintained 2 storey townhome is a perfect fit for the first time home buyer or someone looking at a sold downsize option. Awesome front curb appeal will have you wanting more. Total open concept main level is dominated by gleaming hardwood coverage along with 9 foot ceilings. Dream kitchen includes a tasteful combination of dark cabinets, stainless steel appliances and a large island with breakfast bar. The kitchen overlooks the dining and living rooms areas, making it perfect for entertaining. Completing the main level is a half bathroom and indoor access to the private garage. Upper level includes 2 generous sized bedrooms which both come complete with 2 ensuite bathrooms and a dedicated laundry space. Unspoiled lower level invites your creative development ideas to make this your dream home. Close to schools, area shopping, restaurants, and, of course the all season lake which offers all types of outdoor activities no matter what the season.