



GRASSROOTS
REALTY GROUP

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136 Chaparral Ridge Circle SE
Calgary, Alberta

MLS # A2246186



\$549,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vinyl Windows		

Inclusions: TV mount in primary bedroom (not TV)

Fantastic Opportunity in Chaparral Ridge! Whether you're a first-time buyer or savvy investor, this two-storey home offers exceptional value on a quiet street just steps from the ridge and scenic walking paths. Featuring 3 bedrooms and 2.5 bathrooms, this property boasts an open-concept main floor with hardwood flooring, a bright living area, spacious dining space, and a modern kitchen complete with white cabinetry, stainless steel appliances, black granite countertops, and subway tile backsplash. A main floor half bath and convenient laundry room add everyday functionality. Upstairs, you'll find a spacious primary bedroom with a private ensuite and jetted tub, plus two additional good-sized bedrooms and a stylish full bath—ideal for families or tenants. The fully developed basement offers a cozy family room and a large utility/storage area. Enjoy a sunny south-facing backyard, a large deck for entertaining, and an oversized double garage—perfect for storage, parking, or rental potential. The home has a newer roof, and hot water tank. With great curb appeal, a desirable location near parks and transit, this home is a smart choice for anyone looking to put their stamp on something, build equity or generate rental income. Don't miss out!