



GRASSROOTS
REALTY GROUP

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12 Chaparral Ridge Park SE
Calgary, Alberta

MLS # A2260021



\$389,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	0.58 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Refrigerator, Stove, Built-In Microwave, Dishwasher, New Washer, New Dryer, All Window Coverings, Built-In Storage in Garage, Built-in Bike Rack's in Garage, Built-in Storage in Living Room, Built-in Storage in Secondary Bedroom, Storage Cabinet in Kitchen, Barbecue

Welcome to 12 Chaparral Ridge Park — a bright and beautifully maintained 2-bedroom, 3-bathroom townhome just steps from the incredible Fish Creek Park and the serene walking paths of Chaparral Ridge. This home is filled with thoughtful upgrades and custom built-ins designed for style, comfort, and functionality. The sun-drenched main living area features a spacious layout with built-in cabinetry, perfect for both entertaining and everyday living. The well-designed kitchen flows seamlessly into the dining area, with large windows letting natural light pour in. Upstairs, you'll find two generously sized bedrooms. The secondary bedroom includes built-in cabinetry and a charming Juliette balcony — a lovely touch of character. The primary bedroom features its own private upper-level balcony, offering a peaceful outdoor space for morning coffee or evening wine with a view. Storage is no issue here — the garage comes fully equipped with built-in cabinets and custom bike racks to keep everything neat and tidy. Plus, a BBQ with a gas line is included for easy outdoor grilling. This turnkey property combines low-maintenance living with unbeatable access to nature. Whether you're looking to downsize, purchase your first home, or invest in a peaceful retreat close to the outdoors, 12 Chaparral Ridge Park offers it all — smart storage, sun-filled living spaces, and a location that puts you just minutes from one of Calgary's most cherished parks.