



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Chaparral Ridge Terrace SE Calgary, Alberta

MLS # A2260996



\$425,000

Division:	Chaparral		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Welcome to this beautifully updated 3+1 bedroom, 2.5 bath townhome offering exceptional value and a truly move-in ready experience. Located in a quiet, well-kept complex, this home stands out with thoughtful updates, smart design, and one of the few layouts in the community to feature three full bedrooms upstairs. Step inside to discover a bright, open-concept main floor with luxury vinyl plank flooring, fresh paint throughout, and a modern kitchen that's as functional as it is stylish—complete with a brand new stove (2025), new fridge (2023), and dishwasher (2020). The dining room offers space to gather, while the cozy living room, anchored by a gas fireplace, all this opens to your private back deck—perfect for soaking in those sunny days. Upstairs you'll find three well-sized bedrooms, all enhanced with new triple-glazed windows, updated trim, and new blinds—details that elevate comfort and energy efficiency. A spacious four-piece bathroom completes the upper level. The fully finished basement expands your living space with a large rec room, fourth bedroom, and a beautifully renovated bathroom with in-floor heating—a welcome feature for Calgary winters. Newer carpet (2025) and updated windows ensure the lower level is just as inviting as the rest of the home. Additional perks include central A/C, a newer furnace with UV light (2021), hot water tank (2018), phantom screen doors, and a single attached garage with driveway parking. Guest parking is conveniently located right out front. Whether you're upsizing, rightsizing, or investing, this well-maintained home offers comfort, convenience, and a layout that adapts to your lifestyle. Don't miss your chance—schedule your private showing today. Homes like this don't come along often.

Copyright (c) 2025 . Listing data courtesy of Engel & Völkers Calgary. Information is believed to be reliable but not guaranteed.