



GRASSROOTS
REALTY GROUP

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121 Chaparral Valley Gardens SE
Calgary, Alberta

MLS # A2264556



\$399,900

Division:	Chaparral		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,248 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Discover comfort, style, and value in this bright 3-bedroom, 2.5-bath townhome ideally located in the sought-after community of Chaparral Valley — surrounded by the natural beauty of Fish Creek Park and the Bow River pathway system, while still being close to schools, parks, playgrounds, and shopping amenities. Everyday living is easy with two separately titled parking stalls right out your front door. Inside, the home welcomes you with a warm open-concept main floor featuring hardwood flooring, a cozy gas fireplace, and a spacious kitchen with a large island — perfect for family life or entertaining. The kitchen includes all major appliances and connects seamlessly to the generous dining area and living room. Upstairs, you'll find three bedrooms, including a primary suite with a full private ensuite bathroom, plus a second full bath for family or guests. The unfinished lower level provides room to grow with roughed-in plumbing for a future bathroom, full laundry area, and plenty of storage — ready for your personal touch. Step out from the kitchen eating area onto your deck and open yard space, ideal for morning coffee, relaxing outdoors, or summer BBQs in a peaceful setting. All this in beautiful Chaparral Valley, where scenic walking paths, parks, and the Bow River meet the convenience of city living with quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail. A fantastic opportunity to enjoy the best of both nature and neighborhood living.