



GRASSROOTS
REALTY GROUP

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11 Chaparral Ridge Terrace SE
Calgary, Alberta

MLS # A2293381



\$379,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,273 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 455
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: N/A

Welcome to this well-designed townhome in the desirable community of Chaparral in southeast Calgary. Offering an ideal balance of comfort, flexibility, and value, this home is a fantastic opportunity for first-time buyers, downsizers, or anyone seeking low-maintenance living with the added convenience of a single attached garage. The main floor features a bright open-concept layout connecting the kitchen, dining area, and living room, creating a functional space for everyday living and entertaining. The kitchen is finished with modern white cabinetry, updated countertops, and some updated appliances, providing both style and practicality. The living room is anchored by a gas fireplace, adding warmth and comfort to the central gathering space. A convenient half bathroom and direct access to the garage complete the main level. Upstairs, the home offers a flexible layout with two bedrooms plus a loft/bonus room that can easily function as a home office, reading area, or family space. In similar units within the complex, this loft has been converted into a third bedroom, offering future versatility depending on your needs. The spacious primary bedroom features direct "cheater ensuite" access to the main bathroom, enhancing both privacy and convenience. The lower level remains unfinished, providing valuable potential for future development with roughed-in plumbing already in place — an excellent opportunity to add additional living space, a recreation room, or guest area as your needs evolve. Additional conveniences include a newer garage door, air conditioning for those warmer summer nights, and newer triple pane windows on both the main and upper levels which provides extra warmth in the winter months and a reduction in energy use. Located in a well-established community known for its parks, pathways, and everyday conveniences, this

property delivers an appealing combination of location, functionality, and long-term value. Whether you are entering the market, simplifying your lifestyle, or investing in a property with growth potential, this townhome is a smart opportunity in one of Calgary’s desirable south communities.