



**63 Chapalina Square SE  
Calgary, Alberta**

**MLS # A2293389**



**\$419,999**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Looking for the perfect starter or downsize option? Look no further, this charming two storey townhouse has it all: attached garage, two bedrooms with attached ensuites upstairs, an open concept kitchen with ample food preparation areas, nine foot ceilings, stainless steel appliances, cappuccino coloured cabinets and a large breakfast bar. The main floor is complete with separate dining area, living room featuring a gas fireplace, large windows and interior access to the garage. The community of Lake Chaparral offers a variety of shopping, schools, playgrounds and of course the lake featuring sandy beaches, a private recreation facility that provides for year round activities such as swimming, boating and skating. Access to major arteries and transportation corridors make this a viable consideration for your next home!