



**188 Chapalina Square SE
Calgary, Alberta**

MLS # A2296853



\$424,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

WELCOME TO THIS REALLY NICE TOWNHOUSE IN THE COVETED AREA OF CHAPARRAL. TWO PRIMARY BEDROOMS WITH ENSUITES, DBL GARGE (RARE) FRONT PATIO AND BALCONY, FINISHED PARTIAL BASEMENT, AND MANY UPGRADES. This beautiful townhome features an open-concept, sleek design and finishes, with a modern look. Walking in, you will appreciate the hardwood flooring and big windows that let natural light stream in, along with newer blinds. The kitchen has SS appliances featuring a large double-door refrigerator with water, Quartz counters and a large Island that seats 4. The living room has a cozy gas fireplace for you to warm up to on those cold winter evenings. There's a mudroom-type area that leads to a door onto the balcony. Completing this floor is a 2-piece bathroom. Upstairs, YOU'LL NOTICE THE NEWER CARPET (2023), and the rare 2 bdrms, both with en-suites and walk-in closets. The laundry room is also on the upper floor for convenience. This is ideal for extended families or roommates. Downstairs is a partially finished basement with a flex space and roughed-in for a bathroom. What sets this property apart from the others is the double garage, as most in this complex only have a single garage. Also, you will love the front patio with a gas BBQ hookup. Low condo fees, \$412 a month. Theres plenty of storage and off-street parking, close proximity to shopping, restaurants, schools, public transportation and of course the all season lake which offers all types of outdoor activities, and recreation facilities. Don't miss this chance to own a fabulous new home.