

# \$465,000 - 21 Chaparral Valley Gardens Se, Calgary

MLS® #A2235564

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.04 Acres

Chaparral, Calgary, Alberta

\*\*\*Backing on to Beautiful Natural Green space\*\* \*\*\*OPEN HOUSE SUNDAY Aug 3, 2025 1 PM - 5 PM.\*\*\* Welcome to this beautiful home in Chaparral - one of Calgary's most desired communities with its amazing, nature-friendly spaces and amenities. This charming and clean home offers 3 bedrooms, 2 and 1/2 bathrooms and single attached garage, in a very well maintained complex. A porch and foyer lead you into an open floorplan main level. Spacious living room with a cozy gas fireplace adds great ambience on cold nights. Very functional kitchen with granite counters, gas stove, island which allows for extra sitting for family and friends. You would enjoy beautiful view of nature right from the dining room which leads to the back deck that opens up to an amazing open view of the hills and the greenspace, - a perfect spot to for a backyard BBQ/Party or to just grab a book and read in peace and tranquility. Upstairs, Double doors lead into the spacious Primary suite which can accommodate a King sized bed, large walk-in closet and 4 piece En-suite bathroom. Two more bedrooms and a 4 piece bathroom on this floor. Great views from the bedrooms too. The lower level is partially finished and would be an ideal hangout for the young ones. Close to Fish Creek Park, Scenic Hiking and Biking and Walking pathways, playgrounds, shopping, many amenities and Major routes. Enjoy your home in every season as you watch the seasons change, - Fall time is



spectacular!!. No neighbours behind, just you and nature. You will love your new beautiful home.

Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235564      |
| Price          | \$465,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,381         |
| Acres          | 0.04          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 21 Chaparral Valley Gardens Se |
| Subdivision | Chaparral                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2X 0P8                        |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer,                     |

|                 |                          |
|-----------------|--------------------------|
|                 | Window Coverings         |
| Heating         | Forced Air               |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Lighting                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 37              |
| Zoning         | M-G d44         |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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