



THE
A-TEAM

**RE/MAX
FIRST**

68 CHAPARRAL RIDGE Park, Calgary T2X0E3

MLS® #: **A2159053**

Area: **Chaparral**

Listing Date: **08/22/24**

List Price: **\$359,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **880**
Low Sqft:
Ttl Sqft: **880**

DOM

91
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`0" x 10`4"	Bedroom - Primary	Main	14`0" x 10`11"
4pc Ensuite bath	Main	4`11" x 12`1"	Kitchen	Main	9`0" x 10`9"
Dining Room	Main	10`8" x 6`1"	Living Room	Main	12`10" x 11`8"
Balcony	Main	6`1" x 10`8"	Entrance	Lower	3`7" x 4`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$421

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 0713377

Remarks

Pub Rmks: **Welcome to your new home in the serene and sought-after community of Chaparral! This delightful 2-bedroom, 1-bathroom townhouse is perfect for first-time homebuyers, downsizers, or anyone looking for a cozy and stylish space to call their own. Boasting an inviting layout with plenty of natural light, this property is designed to offer comfort and convenience in every corner. Property Features: Bright and Airy Living Space: The moment you step inside, you'll be greeted by an abundance of natural light streaming through large windows, creating a warm and welcoming atmosphere. The spacious living room is perfect for relaxing or entertaining, with ample space for your furnishings and personal touches. Well-Designed Kitchen: The kitchen is both functional and charming, with modern appliances and plenty of counter space for preparing your favorite meals. It seamlessly connects to the dining area, making it easy to enjoy meals with family and friends. Comfortable Bedrooms: The townhouse features two generously sized bedrooms, each with large windows that flood the rooms with light. These spaces offer a peaceful retreat at the end of the day, with plenty of room for rest and relaxation. Modern Bathroom: The well-appointed bathroom is both stylish and practical, featuring a full-sized tub and shower combination, modern fixtures, and ample storage for your essentials. Prime Location in Chaparral: Located in the desirable Chaparral neighborhood, you'll enjoy easy access to a variety of amenities, including parks, schools, shopping, and dining options. The area is known for its friendly community atmosphere and proximity to outdoor recreation, making it an ideal place to call home. This charming townhouse is more than just a place to live—it's a place to thrive. Whether you're enjoying the bright and inviting interiors or exploring the vibrant community of Chaparral, you'll find everything you need to live your best life right here. Don't miss out on the opportunity to make this beautiful townhouse your new home. Contact us today to schedule a viewing and experience all that this property has to offer!**

Inclusions: None
Property Listed By: City Homes Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









