



THE A-TEAM

RE/MAX FIRST

55 CHAPMAN Way, Calgary T2X 3S5

MLS®#: A2179014 Area: Chaparral Listing Date: 11/15/24 List Price: \$830,000
Status: Active County: Calgary Change: -\$20k, 20-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2002
Finished Floor Area: 4,725 sqft
Abv Sqft: 2,467
Low Sqft:
Ttl Sqft: 2,467

Access:
Lot Feat: Rectangular Lot
Park Feat: Double Garage Attached

DOM: 6
Layout:
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking:
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden, Private Yard
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Int Feat: Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bonus Room, Laundry, Media Room, Storage, Bedroom, Kitchen, Bedroom, Family Room, Furnace/Utility Room, Foyer, Bedroom - Primary, Bedroom with their respective levels and dimensions.

Bedroom  
4pc Bathroom  
4pc Bathroom

Basement  
Upper  
Basement

16`4" x 13`8"  
12`8" x 4`11"  
7`10" x 6`0"

5pc Ensuite bath  
2pc Bathroom

Upper  
Main

10`7" x 8`8"  
5`7" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0112784**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome home. HIGH CEILINGS ON ALL 3 LEVELS INCLUDING 10 FT ON THE MAIN LEVEL. Wide, maintenance free concrete stairs welcome you in, to a bright, inviting entrance, where a mirrored-door closet offers ample space for all your winter wear. Through the main hall, you'll arrive in the open kitchen/living space, highlighted by 10 ft ceilings, windows intentionally placed to maximize airflow, and a warm gas fireplace with fan. Upstairs, 9 ft ceilings and skylight bring in light and openness. The brightness of the space continues to be highlighted by light oak cabinetry, railings and ledges throughout the home. This home offers 5 full bedrooms, including one in the basement which also has 9 ft ceiling, and another on the main floor - currently being used as an office - making it a wonderful opportunity for large families, space for guests, or to create a separate playroom or gym. 2 furnaces, 2 hot water tanks (replaced 2022), and air conditioning on the top floor ensure year-round comfort for all. Comfort continues with extra lighting, upgraded carpet and underlay, water softener, R-factor windows along the southern wall, extra large tubs in the primary (jetted) and basement washrooms, and a second gas fireplace in the basement. Gather everyone together in the oversized great room, second floor bonus room, or basement media room. In warmer weather, relax on the large porch and enjoy the beautiful garden in your fully landscaped private yard. Additional upgrades include new roof (2021), Bosch dishwasher, newer refrigerator motor, large capacity washer (bluetooth enabled 2024) and dryer, and refinished hardwood (2019). Book your chance at this gem today.**

Inclusions:  
Property Listed By:

**Shed, 2nd Refrigerator  
Real Estate Professionals Inc.**

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













