



THE
A-TEAM

**RE/MAX
FIRST**

117 CHAPARRAL VALLEY Gardens, Calgary T2X 0P9

MLS® #: **A2180868**

Area: **Chaparral**

Listing Date: **11/26/24**

List Price: **\$408,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **1,474 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,165**

Low Sqft:

Ttl Sqft: **1,165**

DOM

67

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **None**
Int Feat: **Kitchen Island,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`8" x 9`0"
Living Room	Main	15`0" x 13`2"
Game Room	Basement	18`7" x 13`3"
Bedroom - Primary	Upper	13`0" x 12`10"
Bedroom	Upper	9`8" x 8`2"

Room	Level	Dimensions
Dining Room	Main	10`5" x 8`0"
Foyer	Main	6`0" x 3`6"
Furnace/Utility Room	Basement	18`6" x 14`6"
Bedroom	Upper	11`7" x 9`0"
2pc Bathroom	Main	

4pc Bathroom

Upper

4pc Ensuite bath
Legal/Tax/Financial

Upper

Condo Fee:
\$344

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1110325**

Remarks

Pub Rmks: **This fully developed 3-bedroom, 2.5-bathroom townhome in Riverside Towns offers the perfect blend of comfort, convenience, and modern living. Located in a highly sought-after area, it is just minutes away from the natural beauty of Fish Creek Park, scenic walking paths, schools, and shopping, making it an ideal spot for families and outdoor enthusiasts alike. The main floor features a spacious living room with a cozy gas fireplace, perfect for relaxing or entertaining. The open-concept kitchen boasts an island, pantry, and plenty of cabinet space, flowing seamlessly into the dining room. From here, step through the patio doors to your private, fenced backyard, ideal for outdoor gatherings or quiet moments. Upstairs, you'll find three generously sized bedrooms, including a king-sized primary suite complete with a walk-in closet and a full 4-piece ensuite bathroom. The lower level is fully developed, offering a cozy family room where kids can play or the family can enjoy movie nights together. Additional highlights include 2 parking stalls, ensuring convenience and ease.**

Inclusions: **NA**
Property Listed By: **RE/MAX First**

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