



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 CHAPARRAL RIDGE Park, Calgary T2X 0E4**

MLS®#: **A2183271**

Area: **Chaparral**

Listing **12/12/24**

List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **997**  
Low Sqft:  
Ttl Sqft: **997**

DOM

**9**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 11`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`0" x 20`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`10" x 12`1"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`3" x 15`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`11" x 11`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$405**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **0711002**

Remarks

Pub Rmks: **This charming end-unit bungalow in the sought-after Chorus Park complex at Chaparral Ridge is ready to welcome you home! With a total of 3 bedrooms, 3 full bathrooms, and a single attached garage, it offers an open and functional layout designed for comfortable living. The main floor features a cozy family room with patio doors opening to a private yard, a thoughtfully designed kitchen, and two bedrooms. The primary suite includes its own ensuite and sliding doors to a second patio, while the second bedroom is conveniently located near the full main bathroom—perfect for family or guests. Downstairs, you'll find 9' ceilings, a spacious third bedroom, another full bathroom, and plenty of room to create additional living space, like a large recreation area. Nestled beside a quiet park/green space and surrounded by walking and biking paths that lead to Fish Creek Park, this home offers a serene lifestyle with all the conveniences nearby—schools, restaurants, parks, and more are just minutes away! Check out the virtual tour!**

Inclusions:  
Property Listed By: **Refrigerator in basement, shelving in garage**  
**RE/MAX Landan Real Estate**

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









