



THE
A-TEAM

**RE/MAX
FIRST**

163 CHAPALINA Square, Calgary T2X 0L6

MLS® #: **A2189289**

Area: **Chaparral**

Listing Date: **01/22/25**

List Price: **\$449,000**

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: **1,275**
Low Sqft:
Ttl Sqft: **1,275**

Lot Information

Lot Sz Ar: **1,700 sqft**
Lot Shape:

DOM

11
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Front Yard**
Park Feat: **Garage Faces Rear, Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 15`9"
Bedroom - Primary	Upper	10`7" x 11`8"
Bedroom	Basement	17`9" x 25`1"
2pc Bathroom	Main	4`9" x 4`10"
4pc Ensuite bath	Upper	7`10" x 7`9"

Room	Level	Dimensions
Living Room	Main	15`1" x 15`1"
Bedroom - Primary	Upper	15`8" x 12`0"
Furnace/Utility Room	Basement	19`1" x 7`3"
3pc Ensuite bath	Upper	4`8" x 7`5"
4pc Bathroom	Basement	8`6" x 4`9"

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

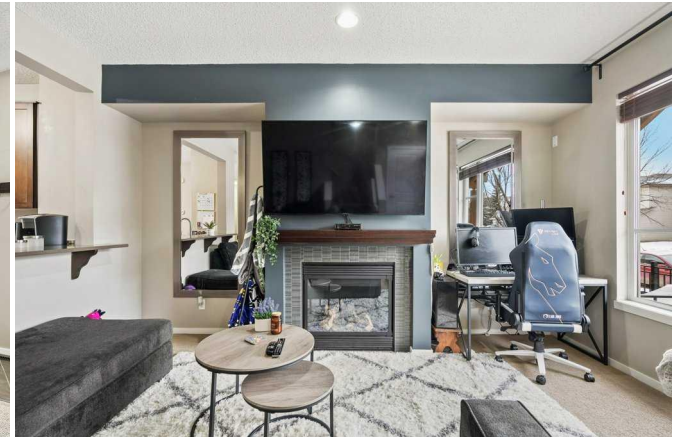
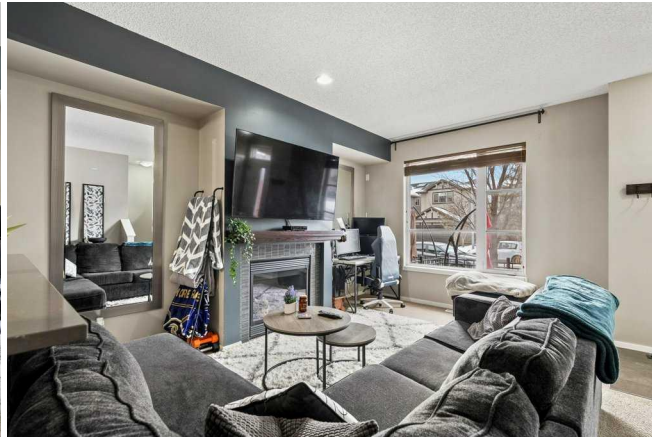
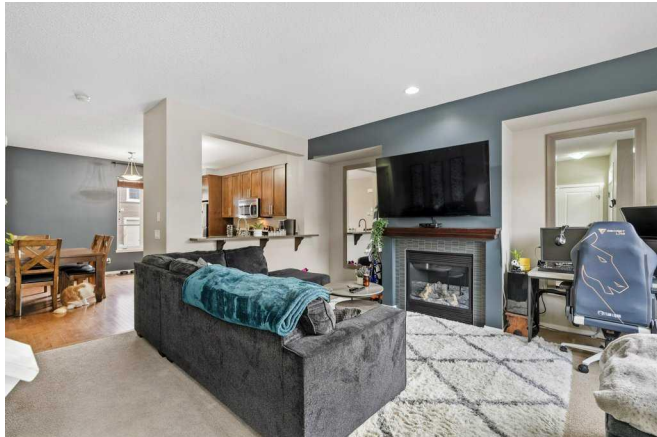
Legal Desc: **0714707**

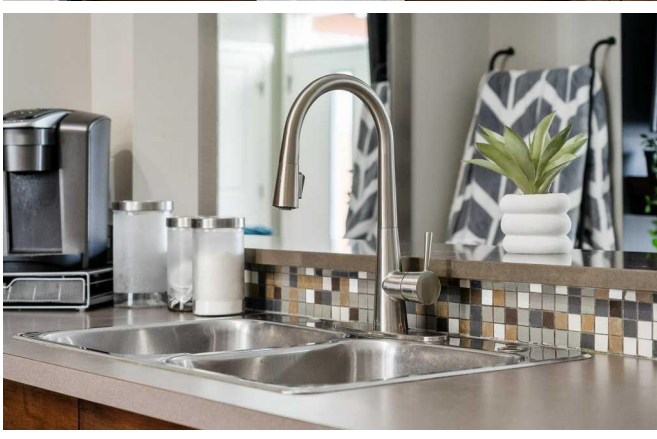
Remarks

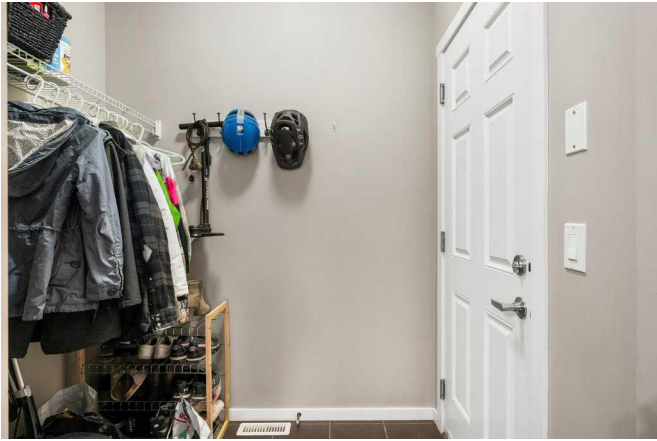
Pub Rmks: **Welcome to this charming 3-bedroom townhouse. Approaching this home, you are greeted with a charming fenced front patio area providing a lovely outdoor retreat. The entry with closet leads you into the generous living room with a focal gas fireplace with a modern tile surround and wood mantle. The adjacent kitchen is large enough for a table and includes extra tall wood cabinetry and lots of counter space. A large opening connects the living room and kitchen while still providing separation. The mudroom joins the single garage to the house while conveniently providing storage. Completing the main floor is a half bath. Upstairs is a smart layout of 2 large bedrooms with ensuite baths and walk in closets. This is a perfect configuration for roommates, a teenager, or frequent guests. The second floor also features a laundry closet for ease. The basement is fully developed into a large rec room / bedroom and another full ensuite. There is also a separate utility room which provides some additional storage. With its own front yard and attached single garage you will have the comforts of a single-family home without the exterior maintenance. Chaparral is a wonderful established lake community with schools and shopping. There are abundant sporting facilities, skating, fishing, swimming, beach, and more.**

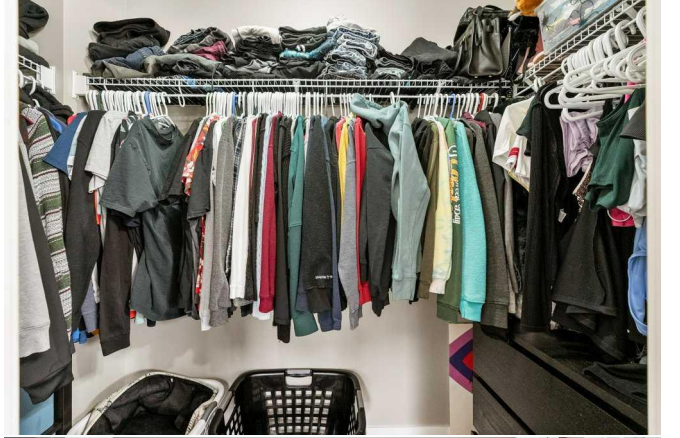
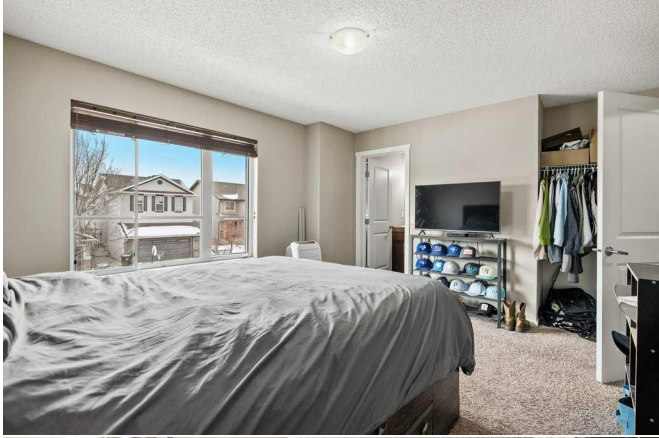
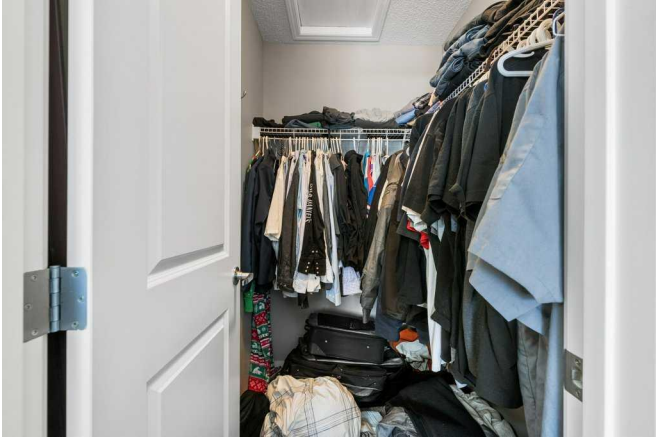
Inclusions: **N/A**
Property Listed By: **Real Broker**

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









163 Chapalina Square SE, Calgary, AB

Main Floor Exterior Area 638.25 sq ft
Interior Area 575.75 sq ft
Excluded Area 225.72 sq ft



PREPARED: 2025/01/21

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

163 Chapalina Square SE, Calgary, AB

2nd Floor Exterior Area 837.97 sq ft
Interior Area 577.32 sq ft



PREPARED: 2025/01/21

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163 Chapalina Square SE, Calgary, AB

Basement (Below Grade) Exterior Area 594.91 sq ft
Interior Area 355.69 sq ft



PREPARED: 2025/01/21

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