



THE
A-TEAM

**RE/MAX
FIRST**

104 CHAPALINA Square, Calgary T2X 0B1

MLS®#: **A2195411** Area: **Chaparral** Listing Date: **02/20/25** List Price: **\$464,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **1,496 sqft**
 Lot Shape:

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Corner Lot,Landscaped,Level,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`7" x 8`0"	Dining Room	Main	8`1" x 9`8"
Eat in Kitchen	Main	9`11" x 11`7"	2pc Bathroom	Main	4`11" x 4`11"
Dining Room	Main	13`0" x 5`9"	Living Room	Main	14`2" x 13`8"
Mud Room	Main	4`11" x 5`9"	Balcony	Main	4`9" x 7`4"
3pc Ensuite bath	Upper	4`11" x 9`10"	Bedroom - Primary	Upper	14`9" x 15`10"
4pc Bathroom	Upper	4`11" x 9`4"	Bedroom	Upper	8`11" x 13`3"
Bedroom	Upper	9`10" x 11`3"	Furnace/Utility Room	Basement	9`3" x 5`4"

Laundry Storage

Basement Basement

**14`4" x 8`9"
5`4" x 5`1"**

Den

Basement

4`3" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$437

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **0714707**

Remarks

Pub Rmks: **Discover the perfect blend of modern elegance and cozy warmth in this bright END-UNIT 2-storey home, nestled in the sought-after LAKE COMMUNITY of Chaparral. This immaculate residence spans 1,340 square feet and features 3 bedrooms and 2.5 bathrooms on a beautifully landscaped lot, just steps from grocery stores, Shoppers, restaurants, and more. Upon entering, you'll be greeted by a grand foyer with soaring 9-foot ceilings and maple hardwood floors. The main floor offers a spacious living room with a cozy gas fireplace and access to a south-facing balcony. The gourmet kitchen is complete with a large nook, sit-up eating bar, stainless steel appliances, pantry, and abundant cabinet space. The upper level includes a large primary bedroom with a spa-like ensuite and walk-in closet, plus two additional bedrooms and a full 4-piece bathroom. You'll love the new luxurious vinyl flooring. The basement provides a large laundry room with a sink and plenty of storage space. Additional highlights include new vinyl plank flooring on the upper floor, a newer hot water tank, CENTRAL A/C, WATER SOFTENER, a drywalled DOUBLE ATTACHED garage, and a PRIVATE PATIO with a gas line for summer BBQs. Located in a family-friendly neighborhood with lake access, this home is conveniently close to shopping, parks, the lake, schools, and major roads like Macleod Trail and Stoney Trail, making it perfect for anyone seeking comfort and convenience. OPEN HOUSE on Friday FEB. 21 from 4 to 5 pm and SATURDAY FEB 22 from 12 to 3 PM.**

Inclusions:
Property Listed By: **N/A
Engel & Völkers Calgary**

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











