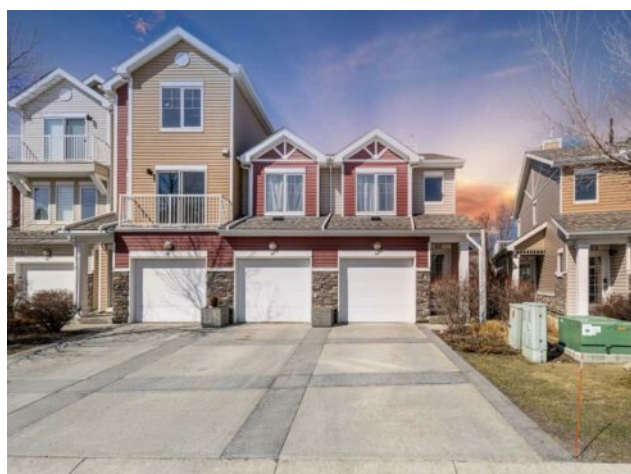


62 Chaparral Ridge Park SE
Calgary, Alberta

MLS # A2214862



\$350,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	898 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street,		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Steam Room, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Door Opener

ATTENTION First-Time Buyers & Investors! This bright and beautifully updated end-unit townhouse in the desirable community of Chaparral offers 2 spacious bedrooms, 1 full bath, an attached single garage plus a full driveway for extra parking. Enjoy fresh new paint, brand-new zebra blinds, and an open concept layout filled with natural light from large west-facing windows. With no neighbors behind, you'll love the added privacy and peaceful setting. Major updates include a new furnace and water heater (August 2023), and the unit also features in-suite laundry and a pet-friendly policy (yes, cats and dogs are welcome!). Ideally located just steps from parks, schools, shopping, and only 1 minute to Stoney Trail, this home combines comfort, style, and unbeatable convenience. With this great price point, amazing location, and TWO parking spaces, it's truly a rare find in the city, don't miss your chance to see it today! Homes like this don't last long. Book your showing now before it's gone!