

63 Chapalina Square SE  
Calgary, Alberta

MLS # A2237350



**\$399,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Located in desirable Chaparral, this well maintained 2 storey townhome is a perfect fit for the first&nbsp;time home buyer or someone looking at a sold downsize&nbsp;option. Awesome&nbsp;front curb appeal will have you wanting more. Total open concept main level is dominated by gleaming hardwood coverage along with 9 foot ceilings. Dream kitchen includes a tasteful combination of dark cabinets, stainless steel appliances and a large island with breakfast bar. The kitchen&nbsp;overlooks the dining and living rooms areas, making it perfect for entertaining. Completing the main level is a half bathroom and indoor access to the private garage. Upper level includes&nbsp;2 generous sized bedrooms which both come complete with 2 ensuite bathrooms and a dedicated laundry space. Unspoiled lower level invites your creative development&nbsp;ideas to make this your dream home. Close to schools, area shopping, restaurants, and, of course the all season lake which offers all types of outdoor activities no matter what the season.&nbsp;&nbsp;