

# \$450,000 - 280 Chaparral Valley Square Se, Calgary

MLS® #A2213052

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.05 Acres

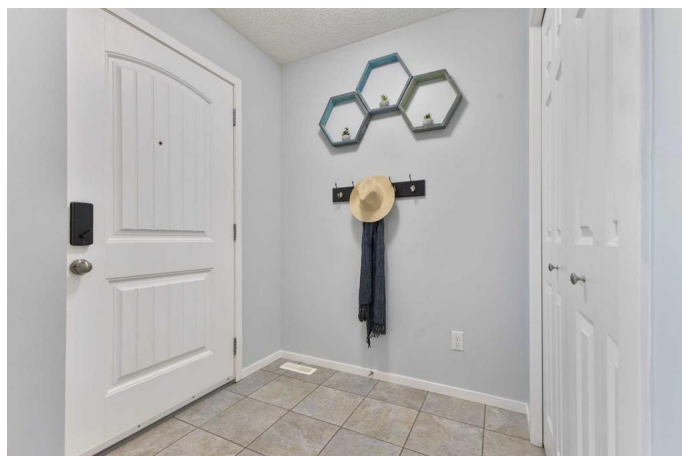
Chaparral, Calgary, Alberta

Introducing the perfect family home in an unbeatable location! This stunning Brownstone 2 Storey home is in a PRIME spot directly across from a featured green space & play park. Step inside and you'll find a spacious open concept on the main floor, perfect for both daily living and entertaining guests. The two breakfast bars is an added bonus while the generously sized dining room is ideal for hosting larger gatherings. With 3 spacious bedrooms upstairs, 2 1/2 bathrooms, fully developed basement, massive laundry room, ample storage space throughout. Fully fenced, sunny south back yard and behind the fence is space to park two vehicles. In Chaparral Valley you're just steps away from the beauty of Fish Creek Park, Sikome Lake, Blue Devil Golf Course, and convenient local shopping. With incredibly low condo fees of just \$177.00 per month, this property is not only a beautiful place to call home but also a smart investment. Let's go see it!

Built in 2012

## Essential Information

MLS® #	A2213052
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,500
Acres	0.05
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	280 Chaparral Valley Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0T5

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Additional Parking, Alley Access, Parking Pad, Gravel Driveway

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	3
Zoning	M-X1

**Listing Details**

Listing Office	Real Broker
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