

# \$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

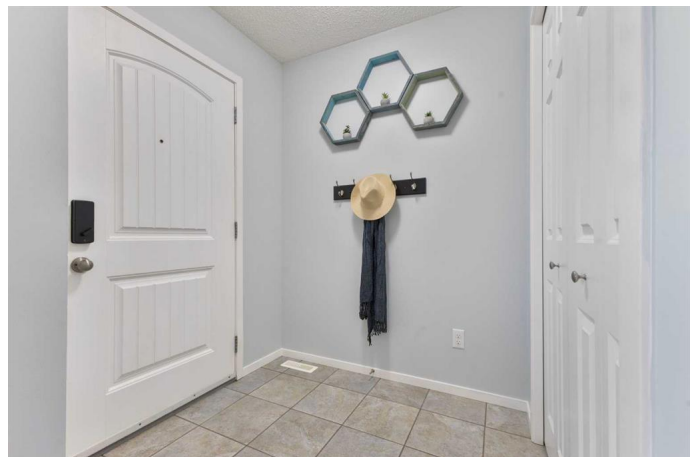
Chaparral, Calgary, Alberta

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, Gravel Driveway, Parking Pad |

### 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 | 12               |
| Zoning         | M-X1             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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