

# \$408,000 - 117 Chaparral Valley Gardens Se, Calgary

---

MLS® #A2180868

**\$408,000**

3 Bedroom, 3.00 Bathroom, 1,165 sqft  
Residential on 0.03 Acres

Chaparral, Calgary, Alberta

This fully developed 3-bedroom, 2.5-bathroom townhome in Riverside Towns offers the perfect blend of comfort, convenience, and modern living. Located in a highly sought-after area, it is just minutes away from the natural beauty of Fish Creek Park, scenic walking paths, schools, and shopping, making it an ideal spot for families and outdoor enthusiasts alike. The main floor features a spacious living room with a cozy gas fireplace, perfect for relaxing or entertaining. The open-concept kitchen boasts an island, pantry, and plenty of cabinet space, flowing seamlessly into the dining room. From here, step through the patio doors to your private, fenced backyard, ideal for outdoor gatherings or quiet moments. Upstairs, you'll find three generously sized bedrooms, including a king-sized primary suite complete with a walk-in closet and a full 4-piece ensuite bathroom. The lower level is fully developed, offering a cozy family room where kids can play or the family can enjoy movie nights together. Additional highlights include 2 parking stalls, ensuring convenience and ease.Â

Built in 2009

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2180868  |
| Price    | \$408,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,165         |
| Acres          | 0.03          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 117 Chaparral Valley Gardens Se |
| Subdivision | Chaparral                       |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2X 0P9                         |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 2     |
| Parking        | Stall |

### **Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows |
| Appliances        | None                          |
| Heating           | Forced Air, Natural Gas       |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Gas                           |
| Has Basement      | Yes                           |
| Basement          | Finished, Full                |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 26th, 2024 |
| Days on Market | 129                 |
| Zoning         | M-G                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.