



**63 Chapalina Square SE
Calgary, Alberta**

MLS # A2293389



\$410,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

OPEN HOUSE CANCELLED TODAY> Looking for the perfect starter or downsize option? Look no further, this charming two storey townhouse has it all: ATTACHED GARAGE, two spacious bedrooms with ensuites upstairs, an open concept kitchen with ample food preparation areas, nine foot ceilings, stainless steel appliances, cappuccino coloured cabinets and a large breakfast bar. The main floor is complete with separate dining area, two piece powder room, living room featuring a gas fireplace, large windows and interior access to the garage. The basement is full-sized and ready for new ideas. Additional parking is available on street with no restrictions and easy access to the front door. The community of Lake Chaparral offers a variety of shopping, schools, playgrounds and of course the lake, featuring sandy beaches, a private recreation facility offering year round activities for the whole family such as swimming, boating and skating. Access to major arteries and transportation corridors make this a viable consideration for your next home! This is great value for a starter home with a garage, lake access and a well-run condo board.