



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**68 Chaparral Ridge Park SE
Calgary, Alberta**

MLS # A2299913

\$325,000



Division:	Chaparral		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	922 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Chaparral - a move-in ready townhouse offering comfort, style, and low-maintenance living in one of Calgary's most established SE communities. This beautifully UPDATED 2-bedroom home is ideal for first-time buyers, downsizers, or investors looking for a smart opportunity in the desirable Chorus Park. Bright and inviting, the open-concept layout is filled with natural light and features NEW LUXURY VINYL PLANK FLOORING throughout - NO CARPET anywhere - along with FRESH PAINT and NEW modern LIGHTING that give the home a clean, contemporary feel. The UPDATED KITCHEN is both functional and stylish, showcasing a modern white finish, tile backsplash, GRANITE countertops, and STAINLESS STEEL appliances, all seamlessly connected to the dining and living areas for easy everyday living and entertaining. The living room opens onto a WEST-FACING BALCONY, perfect for enjoying afternoon sun and unwinding at the end of the day. This home offers two generously sized bedrooms and a 4-piece bathroom with an updated vanity in a modern tone. Additional highlights include in-suite laundry, a single ATTACHED GARAGE, DRIVEWAY parking, and extra room for STORAGE in the garage - adding everyday convenience and practicality. Tucked into a quiet cul-de-sac, this home offers a peaceful setting while still being close to parks, schools, shopping, transit, and major roadways. Freshly painted, thoughtfully updated, and truly move-in ready, this is an excellent opportunity to own in Chaparral.