



**37 Chaparral Ridge Link SE  
Calgary, Alberta**

**MLS # A2302031**



**\$620,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	(R-G)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Lower Suite: washer, dryer, fridge, stove, dishwasher, window coverings - all, microwave

**LEGAL SUITE | DOUBLE DETACHED GARAGE | FAMILY-FRIENDLY NEIGHBOURHOOD** Attention first-time buyers and investors. Here is a turnkey investment opportunity in the desirable community of Chaparral. Welcome to 37 Chaparral Ridge Link SE. This property offers a smart layout with an upper suite featuring an open-concept main floor that seamlessly connects the kitchen, living, and dining areas. The upper level also includes 2 bedrooms, a 4-piece bathroom, and dedicated laundry. The legal lower suite is accessed from the rear of the home and offers a bright, inviting space that is far from your typical dark basement. With its 4-level split design and large bank of windows, the lower suite is filled with natural light throughout the kitchen and living area. This suite also features 2 full bedrooms, a 4-piece bathroom, and its own dedicated laundry. Adding even more value, the double detached garage offers the potential for a third revenue stream. The property is fully fenced and landscaped, making it ideal for both owners and tenants. Located in the family-friendly community of Chaparral, this home is close to parks, pathways, and the Bow River Valley, offering an excellent lifestyle and long-term appeal.