



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

37 Chaparral Ridge Link SE
Calgary, Alberta

MLS # A2334819



\$599,000

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

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

Inclusions: none

LEGAL SUITE | DOUBLE DETACHED GARAGE | TURNKEY INVESTMENT | FAMILY-FRIENDLY LOCATION Attention investors and first-time buyers! Welcome to ****37 Chaparral Ridge Link SE****, an outstanding turnkey investment opportunity in the sought-after community of Chaparral. Whether you're looking to generate rental income, offset your mortgage, or expand your investment portfolio, this versatile property offers exceptional value. The upper suite features a bright, open-concept layout where the kitchen, dining, and living areas flow seamlessly together, creating a comfortable and functional living space. Upstairs you'll also find ****two spacious bedrooms****, a full ****4-piece bathroom****, and the convenience of ****private in-suite laundry****. Accessed from the rear of the home, the ****legal lower suite**** is anything but your typical basement. Thanks to the unique ****4-level split design**** and an impressive bank of oversized windows, the suite is flooded with natural light, creating a warm and inviting atmosphere throughout the living room and kitchen. This self-contained suite also offers ****two generous bedrooms****, a ****4-piece bathroom****, and its own ****private laundry****, making it highly desirable for tenants. Adding even more income potential, the ****double detached garage**** offers the opportunity for a ****third revenue stream**** through separate rental. The property is ****fully fenced and landscaped****, providing a low-maintenance outdoor space that's perfect for both homeowners and tenants alike. Located in the welcoming, family-oriented community of ****Chaparral****, you'll enjoy easy access to parks, playgrounds, scenic pathways, schools, shopping, and the beautiful ****Bow River Valley****. This is a rare opportunity to own a move-in-ready property that combines lifestyle, flexibility, and excellent long-term investment potential.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of 2% Realty. Information is believed to be reliable but not guaranteed.