



GRASSROOTS
REALTY GROUP

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12 Chaparral Ridge Park SE
Calgary, Alberta

MLS # A2334919



\$349,999

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		
Inclusions:	N/A		

Nestled steps from Fish Creek Park's trails, 12 Chaparral Ridge Park is a bright, move-in-ready 2-bedroom, 3-bathroom townhome built for easy living. Custom built-ins throughout add smart storage without sacrificing style, starting with the sun-filled main level, where large windows and an open kitchen-to-dining flow make everyday life and entertaining equally easy. Upstairs, both bedrooms offer generous space and their own outdoor moment: the primary bedroom features a charming Juliette balcony, while the secondary bedroom has its own small private balcony, ideal for morning coffee or a quiet evening. Updated window coverings with lift-and-lower controls round out the upper level. The garage is a standout, fitted with built-in cabinets and custom bike racks, and a gas-line BBQ hookup makes outdoor grilling effortless. Low-maintenance and thoughtfully upgraded, this is a smart fit for downsizers, first-time buyers, or anyone craving a peaceful retreat minutes from one of Calgary's most loved green spaces. Book your private showing today