



GRASSROOTS
REALTY GROUP

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316 Chaparral Valley Square SE
Calgary, Alberta

MLS # A2336644



\$460,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Unpaved		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 179
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows		

Inclusions: Shed in Backyard

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom bare land condo in the heart of Chaparral, ideally located directly across from green space, a playground, park and ice rink! Offering 1,458 sq. ft. above grade, this original owner home combines a fantastic location with thoughtful updates and low maintenance living. The main floor features an open concept living space with a well appointed kitchen: butcher block island countertop, GAS stove, garbage disposal and coffee station. The backyard is fully fenced with a parking pad that has space for 2 vehicles. Upstairs you'll find 3 bedrooms, including a spacious primary bedroom + ensuite with an updated vanity and shuttered windows (perfect for shift workers needing to sleep during the day). There are 2.5 bathrooms throughout the home. Unfinished basement means you can make it your own. Recent upgrades include AIR CONDITIONING, new toilets, permanent WATTS soffit lighting, and newer front & back doors with storm doors. A Phantom screen on the back door adds even more convenience. Enjoy low maintenance landscaping in a quiet, friendly neighbourhood with the school & city bus just seconds away. Step outside to enjoy biking & walking trails with natural treed ridges and pathways mere steps away. Fish Creek Park is just a hop, skip and a jump away and Blue Devil Golf Club is only minutes from home. You're also be super close to a wide variety of shopping and everyday amenities. Easy access to both Stoney Trail and Macleod Trail for getting around the city makes day to day a breeze. With a bus route on a regularly plowed road, nearby schools, parks and recreation, incredibly LOW CONDO FEES of just \$179.47/month, this home offers the perfect blend of comfort, convenience and low maintenance living.

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