

# **\$514,900 - 30 Chaparral Ridge Drive Se, Calgary**

MLS® #A2213118

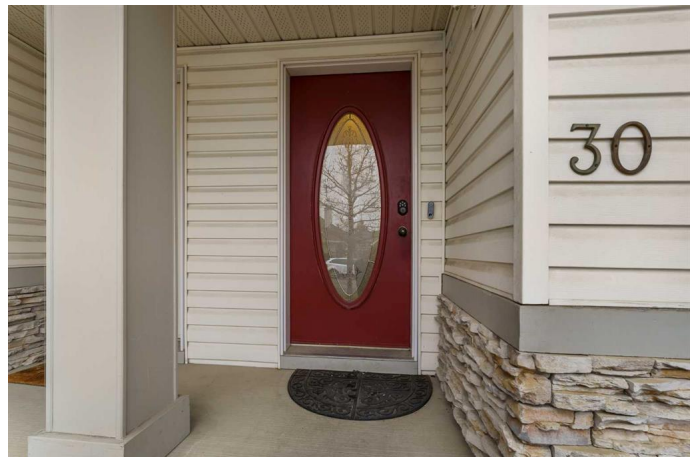
**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.06 Acres

Chaparral, Calgary, Alberta

Welcome to this charming semi-detached home in the desirable community of Chaparral Ridge, offering a perfect blend of comfort, convenience, and style. With an inviting open-concept layout, this two-story home features two spacious bedrooms upstairs and a fully developed basement with an additional bedroom, making it ideal for families or professionals. The cozy living room is centered around a warm gas fireplace, creating the perfect space to relax and unwind. The kitchen offers ample counter space, a corner pantry for extra storage, and a seamless flow into the dining area. A major highlight of this home is the main floor laundry, adding to its practicality and ease of living. The single attached garage provides convenient parking and additional storage. Step outside to a fenced backyard with a private patio, perfect for outdoor entertaining or enjoying summer evenings. Located just minutes from parks, playgrounds, and the Blue Devil Golf Course, this home is surrounded by nature while still offering easy access to schools, shopping, and amenities. Commuting is effortless with quick access to both Deerfoot and Stoney Trail. Best of all, there are no condo fees, making this an even more attractive investment. The home just had a brand new dual stage high efficiency furnace installed last week, bathrooms have been repainted along with other improvements, pre inspection available upon request. Don't miss your chance to own this fully developed home in a vibrant and



welcoming community.

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213118               |
| Price          | \$514,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,191                  |
| Acres          | 0.06                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 30 Chaparral Ridge Drive Se |
| Subdivision | Chaparral                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 3K2                     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, No Smoking Home, Open Floorplan, Pantry, Wet Bar                                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                         |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | R-G              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.