

# \$418,000 - 93 Chaparral Ridge Terrace Se, Calgary

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MLS® #A2246064

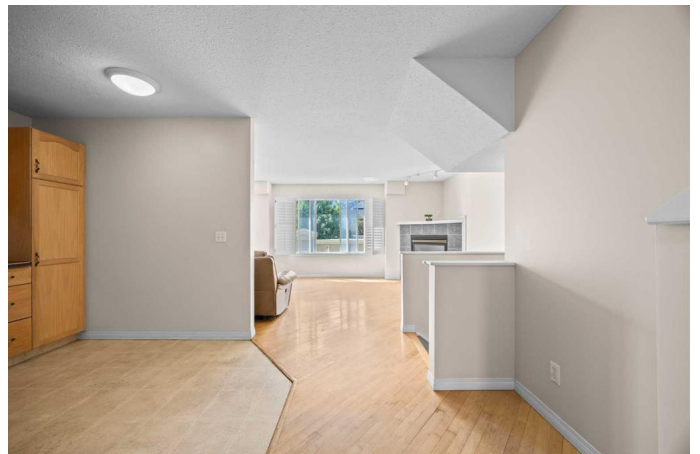
**\$418,000**

4 Bedroom, 4.00 Bathroom, 1,271 sqft

Residential on 0.04 Acres

Chaparral, Calgary, Alberta

Welcome to your next chapter in Chaparral—where comfort meets convenience in this 4-bedroom, 3.5-bath bare land condo/townhome. Freshly painted inside and out, this move-in-ready gem is perfect for families, professionals, or savvy investors. Step inside to discover a thoughtfully designed layout featuring a welcoming gas fireplace—ideal for curling up on quiet evenings. The modern kitchen, complete with stainless-steel appliances, makes entertaining a breeze. The finished and permitted basement adds flexibility, offering a private space for guests. A single attached garage provides secure parking and extra storage. Outside, nature is just steps away. Take a stroll to the Ridge for breathtaking views, or spend weekends exploring Sikome Lake and Fish Creek Park. Recent exterior upgrades—including new shingles, siding, and vinyl fencing. Additional highlights include a compliant RPR, a hot water tank replaced in 2023, access to public, Catholic, and private schools, and nearby shopping at Chaparral Village and Gates of Walden. This is more than a home—it's a lifestyle. Book your showing today and experience all that Chaparral has to offer.



Built in 1998

## Essential Information

MLS® #

A2246064

|                |               |
|----------------|---------------|
| Price          | \$418,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,271         |
| Acres          | 0.04          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 93 Chaparral Ridge Terrace Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3N6                       |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking                                  |
| Parking Spaces | 2                                                                |
| Parking        | Driveway, Garage Faces Front, Off Street, Single Garage Attached |
| # of Garages   | 1                                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 11               |
| Zoning         | R-2M             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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