

136 Chaparral Ridge Circle SE

Calgary, Alberta

MLS # A2246186



\$549,900

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|-------------|---------------------------------|------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Slate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Vinyl Windows | | |

Inclusions: TV mount in primary bedroom (not TV)

Fantastic Opportunity in Chaparral Ridge! Whether you're a first-time buyer or savvy investor, this two-storey home offers exceptional value on a quiet street just steps from the ridge and scenic walking paths. Featuring 3 bedrooms and 2.5 bathrooms, this property boasts an open-concept main floor with hardwood flooring, a bright living area, spacious dining space, and a modern kitchen complete with white cabinetry, stainless steel appliances, black granite countertops, and subway tile backsplash. A main floor half bath and convenient laundry room add everyday functionality. Upstairs, you’ll find a spacious primary bedroom with a private ensuite and jetted tub, plus two additional good-sized bedrooms and a stylish full bath—ideal for families or tenants. The fully developed basement offers a cozy family room and a large utility/storage area. Enjoy a sunny south-facing backyard, a large deck for entertaining, and an oversized double garage—perfect for storage, parking, or rental potential. The home has a newer roof, and hot water tank. With great curb appeal, a desirable location near parks and transit, this home is a smart choice for anyone looking to put their stamp on something, build equity or generate rental income. Don’t miss out!