

**68 Chaparral Ridge Park SE  
Calgary, Alberta**

**MLS # A2159053**



**\$359,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		
<b>Inclusions:</b>	None		

Welcome to your new home in the serene and sought-after community of Chaparral! This delightful 2-bedroom, 1-bathroom townhouse is perfect for first-time homebuyers, downsizers, or anyone looking for a cozy and stylish space to call their own. Boasting an inviting layout with plenty of natural light, this property is designed to offer comfort and convenience in every corner. **Property Features:** **Bright and Airy Living Space:** The moment you step inside, you'll be greeted by an abundance of natural light streaming through large windows, creating a warm and welcoming atmosphere. The spacious living room is perfect for relaxing or entertaining, with ample space for your furnishings and personal touches. **Well-Designed Kitchen:** The kitchen is both functional and charming, with modern appliances and plenty of counter space for preparing your favorite meals. It seamlessly connects to the dining area, making it easy to enjoy meals with family and friends. **Comfortable Bedrooms:** The townhouse features two generously sized bedrooms, each with large windows that flood the rooms with light. These spaces offer a peaceful retreat at the end of the day, with plenty of room for rest and relaxation. **Modern Bathroom:** The well-appointed bathroom is both stylish and practical, featuring a full-sized tub and shower combination, modern fixtures, and ample storage for your essentials. **Prime Location in Chaparral:** Located in the desirable Chaparral neighborhood, you'll enjoy easy access to a variety of amenities, including parks, schools, shopping, and dining options. The area is known for its friendly community atmosphere and proximity to outdoor recreation, making it an ideal place to call home. This charming townhouse is more than just a place to live—it's a place to thrive. Whether you're enjoying the bright and inviting interiors or exploring the vibrant community of Chaparral,

you'll find everything you need to live your best life right here. Don't miss out on the opportunity to make this beautiful townhouse your new home. Contact us today to schedule a viewing and experience all that this property has to offer!