

**117 Chaparral Valley Gardens SE**  
**Calgary, Alberta**

**MLS # A2180868**



**\$408,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** NA

This fully developed 3-bedroom, 2.5-bathroom townhome in Riverside Towns offers the perfect blend of comfort, convenience, and modern living. Located in a highly sought-after area, it is just minutes away from the natural beauty of Fish Creek Park, scenic walking paths, schools, and shopping, making it an ideal spot for families and outdoor enthusiasts alike. The main floor features a spacious living room with a cozy gas fireplace, perfect for relaxing or entertaining. The open-concept kitchen boasts an island, pantry, and plenty of cabinet space, flowing seamlessly into the dining room. From here, step through the patio doors to your private, fenced backyard, ideal for outdoor gatherings or quiet moments. Upstairs, you'll find three generously sized bedrooms, including a king-sized primary suite complete with a walk-in closet and a full 4-piece ensuite bathroom. The lower level is fully developed, offering a cozy family room where kids can play or the family can enjoy movie nights together. Additional highlights include 2 parking stalls, ensuring convenience and ease.&nbsp;