

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

**MLS # A2183271**



**\$375,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Refrigerator in basement, shelving in garage

This charming end-unit bungalow in the sought-after Chorus Park complex at Chaparral Ridge is ready to welcome you home! With a total of 3 bedrooms, 3 full bathrooms, and a single attached garage, it offers an open and functional layout designed for comfortable living. The main floor features a cozy family room with patio doors opening to a private yard, a thoughtfully designed kitchen, and two bedrooms. The primary suite includes its own ensuite and sliding doors to a second patio, while the second bedroom is conveniently located near the full main bathroom—perfect for family or guests. Downstairs, you’ll find 9’ ceilings, a spacious third bedroom, another full bathroom, and plenty of room to create additional living space, like a large recreation area. Nestled beside a quiet park/green space and surrounded by walking and biking paths that lead to Fish Creek Park, this home offers a serene lifestyle with all the conveniences nearby—schools, restaurants, parks, and more are just minutes away! Check out the virtual tour!