

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

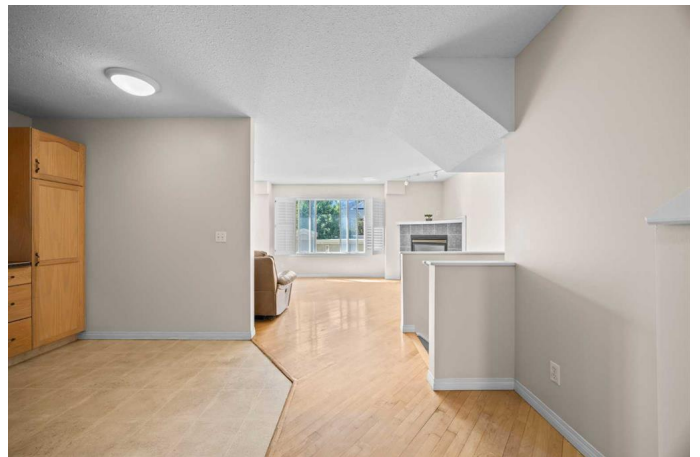
MLS® #A2246064

**\$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	21
Zoning	R-2M

### **Listing Details**

Listing Office	CIR Realty
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