

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

MLS® #A2246064

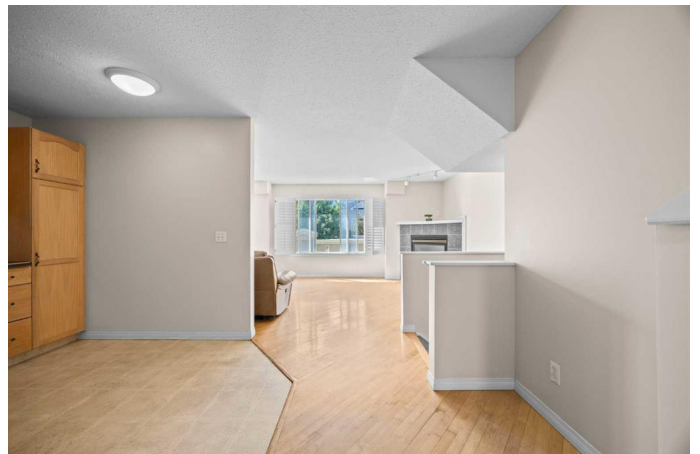
**\$418,000**

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 or a potential rental suite. 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	1
Zoning	R-2M

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.