

\$589,900 - 162 Chaparral Valley Square Se, Calgary

MLS® #A2246223

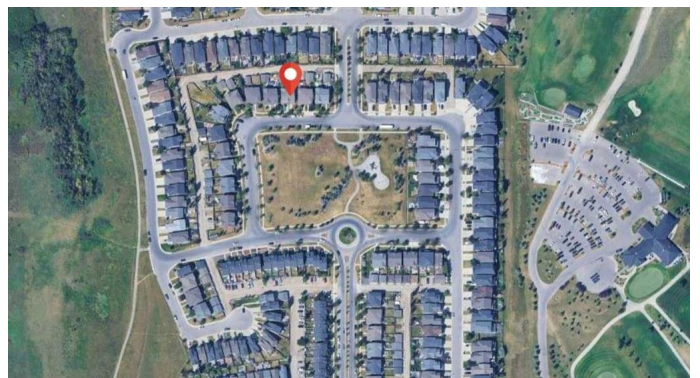
\$589,900

3 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.07 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE SUNDAY AUGUST 17 from 2:00-4:00pm...Come on down to Chaparral Valley, nestled right next to Fish Creek Park and the walking/biking paths and trails leading to the nearby Bow River, Fish Creek Park and the Ridges on both sides. South Calgary's biggest outdoor playground is right out your door and something you will surely enjoy if living here! As you pull up to this lovely home that oozes curb appeal you instantly get the feel that this home is special and well looked after, and your feelings would be correct. This home is spotless inside and out with fresh, brand new deck stains and paint inside. The front porch gives you a space to sit and enjoy the park space directly across the street to the south and takes you into the spacious foyer. This leads into your living area open to the dining area and kitchen in the rear of the home overlooking the yard. All the spaces are more than ample and are only accentuated by the nine-foot ceilings, plenty of windows and the fresh and bright new paint job in a neutral and modern white shade. The kitchen contains stainless appliances a large island with breakfast bar, and more than enough cabinet and counter space. By now you can't help but notice the pleasant cool of the central air conditioning running throughout the home. The rear mudroom takes you out to the fenced yard which is covered by a beautiful and freshly stained wood deck complete with a gazebo, two gas lines and a side graveled space, great



for storage, adding a shed or even an easy conversion to a dog run. Beyond that is one of the jewels of the home, a huge oversized double garage measuring 25'4" x 24'11", on the inside! Back to the inside of the home, the semi open staircase takes you upstairs where you'll find three bedrooms including a full ensuite and walk-in closet off the primary bedroom as well as two additional bedrooms and a shared bath for those. The unspoiled basement contains the laundry area and otherwise awaits your own development ideas or offers incredible storage. There are two egress windows, which allow flexibility and added light to the space. Did we mention the foresight of these owners to install a 4.5kW 10 panel solar pV system to the home in late summer 2024 which provide what is usually a sizeable monthly credit to the electricity portion of the monthly utility bill. What a nice extra. All of this in one attractive and difficult to match package. Come and see for yourself today!

Built in 2011

Essential Information

MLS® #	A2246223
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,527
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	162 Chaparral Valley Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0P6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, Additional Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	11
Zoning	R-2M

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
----------------	--

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.