

# \$699,000 - 36 Chaparral Drive Se, Calgary

MLS® #A2245968

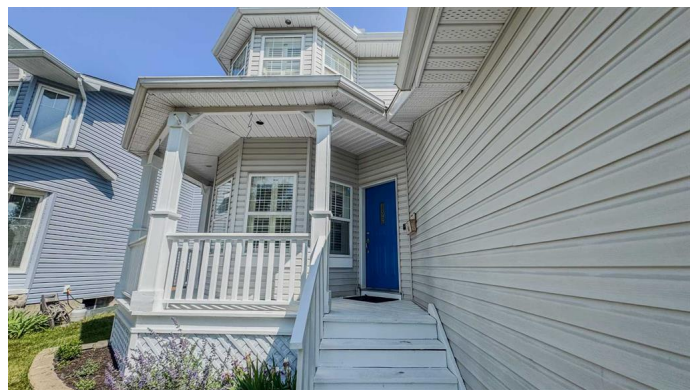
**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this bright and beautifully upgraded 4-bedroom home in the sought-after community of Chaparral, offering 3.5 bathrooms and a spacious, functional layout. With a south-facing orientation, this home is filled with natural light all day long, creating a warm and inviting atmosphere. - Former AVI show home - Large master suite with a spa-like ensuite and his & hers walk-in closets. - Elegant hardwood flooring throughout the main level. - Modern kitchen featuring upgraded cabinets, granite countertops, and modern fixtures. - Freshly painted with a contemporary neutral palette. - Fully Finished Basement - Perfect for entertaining with lots of storage!. - Cozy living area with a fireplace in the basement. - Additional bedroom in the basement. - Durable vinyl flooring & carpet for comfort and style. - Massive utility/storage room - plenty of space for organization. - Insulated & finished double attached garage. Recent Upgrades for Peace of Mind: - Replaced hot water tank & plumbing (no more Poly B!). - Popcorn ceilings removed for a sleek, modern look. - New roof. Outdoor Living & Location Perks: - Spacious deck overlooking the backyard - perfect for summer gatherings. - Directly faces a school & greenspace - ideal for families and outdoor lovers. - 300 meters from Chaparral Lake Park (private community lake) - Minutes to parks, shopping, and amenities. This turnkey home has been meticulously maintained and upgraded - just move in and enjoy! Donâ€™t miss out,



schedule your private viewing today!

Built in 1994

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245968    |
| Price          | \$699,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,834       |
| Acres          | 0.11        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36 Chaparral Drive Se |
| Subdivision | Chaparral             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 3J6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer              |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                          |
| Cooling           | None                                                                           |

|                 |                                          |
|-----------------|------------------------------------------|
| Fireplace       | Yes                                      |
| # of Fireplaces | 2                                        |
| Fireplaces      | Basement, Brick Facing, Gas, Living Room |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full                           |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Garden, Playground, Private Yard                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 5                |
| Zoning         | R-G              |
| HOA Fees       | 325              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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