

\$459,900 - 115 Chaparral Point Se, Calgary

MLS® #A2263416

\$459,900

3 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE this Saturday October 18th!!!
RARE FIND - END UNIT - FULLY
DEVELOPED - 18+ COMPLEX - BACKS TO
GREEN SPACE. If you have been waiting for
a Townhouse to come available in this
exclusive complex, your wait is finally over as
your Townhouse just hit the market, and it
checks all the boxes! This incredibly rare,
charming and spacious 3-bedroom (or 2 +
Den) , 3-bathroom Townhome is the only
listing of its kind on the market in over a year!
Located in the ever-popular 18+ community of
Chaparral Point, where comfort meets
convenience in the best possible way. As you
step inside, you're greeted by a warm and
inviting front bedroom/den/sitting room—the
perfect spot to curl up with a good book,
enjoying your morning coffee, or simply
unwinding in peace. The heart of the home is
the open-concept kitchen and oversized great
room, featuring soaring vaulted ceilings and a
cozy gas fireplace that creates the ideal
setting for everything from relaxed weeknight
dinners to festive family get-togethers. Just
down the hall, you™ll find a 2-piece powder
room and a spacious primary suite, complete
with a 4-piece ensuite that adds both luxury
and everyday practicality. Just off the living
room is your large deck with a barbeque gas
line backing onto massive green space and
walking paths. Some other upgrades include
all new main floor windows (except for the
kitchen window which will be replaced by the
condo board) and all window wells have been



brought up to recent code. The basement was professionally developed in 2010, head down and youâ€™ll be greeted by a massive family room perfect for movie nights, games, or entertaining, another generously sized additional bedroom and a office/den space that can double as a hobby space, or extra storage depending on your needs plus a three-piece bathroom for added convenience. Whether youâ€™re looking to downsize without compromise or simply want to enjoy the perks of low-maintenance living in a friendly, like-minded community, this home offers unbeatable space, style, and flexibility all in one fabulous package! Note - main floor laundry hook-ups in hall closet for main floor laundry option. Don't hesitate on this one, as it won't last long. Book your private viewing today!

Built in 1998

Essential Information

MLS® #	A2263416
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,105
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	115 Chaparral Point Se
Subdivision	Chaparral

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3M8

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, See Remarks, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	7
Zoning	M-1 d125
HOA Fees	385
HOA Fees Freq.	ANN

Listing Details

Listing Office 2% Realty

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