# \$439,000 - 158 Chapalina Square Se, Calgary

MLS® #A2231475

### \$439,000

3 Bedroom, 3.00 Bathroom, 1,347 sqft Residential on 0.03 Acres

Chaparral, Calgary, Alberta

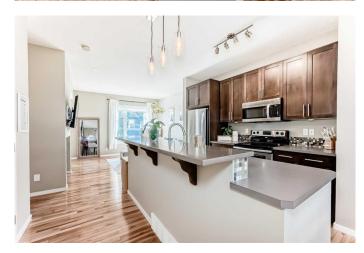
FULL LAKE ACCESS | WEST-FACING BALCONY | FACES GREEN SPACE Welcome to your new home in the heart of Lake Chaparral, where every day feels like a retreat! This fabulous townhome offers the rare combination of FULL LAKE PRIVILEGES and a serene setting that fronts onto a peaceful green spaceâ€"perfect for relaxing or entertaining on your private exposed aggregate patio with a natural gas hookup. Step inside to find 9-foot ceilings and gleaming hardwood floors throughout the main level. The well-appointed kitchen features stainless steel appliances, a spacious quartz breakfast bar, and clever storage solutionsâ€"ideal for both everyday living and hosting guests. The open-concept living area centers around a cozy gas fireplace, while a convenient office nook and a stylish 2-piece bath round out the main floor. Just off the dining area, enjoy your SUN-DRENCHED WEST-facing balcony for those warm summer evenings.

Upstairs, you will find three generously sized bedrooms, filled with natural light. The primary suite offers a private 3-piece ensuite, while a full 4-piece bath serves the other two bedroomsâ€"perfect for families or guests. The lower level includes a laundry and utility room, with direct access to your DOUBLE ATTACHED GARAGE, offering security and ample storage. There is plenty of additional street parking out front, and visitor parking close by makes hosting a breeze.

As a resident of LAKE Chaparral, you will







enjoy four-season funâ€"kayaking, paddleboarding, swimming, and fishing in the summer, plus skating and tobogganing in the winter. Shopping, dining, and schools are just minutes away, making this a truly unbeatable location.

Do not miss this chance to live in one of Calgary's most sought-after lake communitiesâ€"where lifestyle meets comfort, and community is everything.

Built in 2008

#### **Essential Information**

MLS® # A2231475 Price \$439,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,347 Acres 0.03 Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 158 Chapalina Square Se

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X 0L7

## **Amenities**

Amenities Parking, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Entrance

Lot Description Front Yard, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 10

Zoning M-G d44

HOA Fees Freq. ANN

## **Listing Details**

Listing Office 2% Realty

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