146 Chaparral Valley Square SE

Calgary | Active | MLS® A2358122

$598,850









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2011**	**1,530 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

A rare gem in Chaparral Valley! Situated on a desirable corner lot directly across from a beautiful park, pride of ownership is evident in this 3 bedroom, 3.5 bathroom home offering over 2,200 square feet of developed living space. You'll find an exceptional combination of comfort, style and location in one of southeast Calgary's most picturesque areas. From the moment you arrive, you'll appreciate the outstanding curb appeal and welcoming feel of this home. Step inside to discover gleaming hardwood floors, 9 foot main floor ceilings and a spacious front living room presenting a cozy gas fireplace, large windows overlooking the park and Hunter Douglas window coverings. The living room flows seamlessly into the kitchen featuring granite countertops, stainless steel appliances, a gas cooktop, an oversized centre island and an abundance of cabinetry and counter space. The dining area overlooks the beautifully landscaped backyard, creating an inviting space for everyday living and entertaining. Step outside and you'll find a fantastic, low maintenance outdoor space featuring a composite deck with glass railings, a large stone patio, a storage shed and a double detached garage. Whether you're enjoying your morning coffee or hosting friends and family, this backyard is sure to impress. The upper level offers two spacious primary bedrooms, each complete with its own private ensuite and walk in closet. Convenient upper floor laundry adds to the thoughtful design of this home. The professionally developed lower level provides even more living space, including a large family room perfect for entertaining, a third bedroom, a full bathroom and an exceptionally spacious storage room. And when those hot summer days arrive, you'll appreciate the comfort of central air conditioning. And then there's the location! Situated in the scenic community of Chaparral, you'e just minutes from Blue Devil Golf Club, the Bow River, Fish Creek Provincial Park and an extensive network of walking and biking pathways. With nearby shopping, schools, parks and convenient access to major roadways, this community offers a wonderful balance of peaceful surroundings and everyday convenience. Beautifully presented and move in ready, this is a home you won't want to miss. Book
your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358122
Bedrooms	3
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,530 sq. ft.
Main Level Finished Area:	811 sq. ft.
Upper Level Finished Area:	718 sq. ft.
Below Grade Finished Area:	740 sq. ft.
Lot Area:	4,014 sq. ft.
Lot Frontage:	21'2¾"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1014971
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southeast
Community:	Chaparral
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Shed in backyard
Restrictions:	None Known
Main Floor	Living Room · 18'10" × 15'2" ·
Main Floor	Dining Room · 10' × 7'7" ·
Main Floor	Kitchen · 16'2" × 13'3" ·
Upper Level	Bedroom - Primary · 13'4" × 12' ·
Upper Level	Bedroom · 13'3" × 13'3" ·

Upper Level	Laundry · 5'7" × 3'6" ·
Basement	Game Room · 18'1" × 12'7" ·
Basement	Bedroom · 10'3" × 9' ·
Basement	Storage · 10'4" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island
Exterior Features:	None
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-2M
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/146-chaparral-valley-square-se-calgary-a2358122/

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