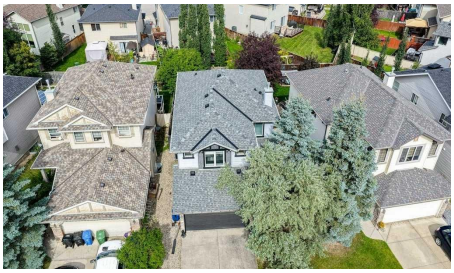
81 Chapman Close SE

Calgary | Active | MLS® A2354893

$675,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**1,750 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

Will be coming back on the market Spring 2027. Step into this lovely and well maintained home where all you have to do is unpack and make your way to the private lake. A few other reasons you may want to live here is the proximity to the 300+ km of walking and biking paths. It's just a 2 min drive to the world-famous BOW RIVER. Commuting is very easy with the Completed Ring Road. 30 min to the Calgary International Airport and 10 min to the Tsuu-Tina Costco. There are 3 Mega Malls within 15 minutes and your Neighborhood Mall includes a Save On Foods grocery store and 45 other businesses. There are also great schools in this established area with year-round Lake access. You'll find several golf courses close at hand and of course the Incredible Spruce Meadows Pavilion that offers year-round entertainment of Horse Jumping, Soccer, Fireworks competitions and a Christmas market second to none. So come and view this 4-bedroom Home with 3.5 bathrooms and upgraded stainless steel appliances Today. Recent Home Improvements: Brand New Furnace 2026, New Roof 2023, All New Siding 2023, Luxury Vinyl Plank 2025, Airconditioning 2015, New Windows in 2022 and New Patio Door 2015. COME SEE THIS WELL PRICED HOME TODAY.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354893
Bedrooms	4
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,750 sq. ft.
Main Level Finished Area:	750 sq. ft.

Upper Level Finished Area:	1,000 sq. ft.
Below Grade Finished Area:	700 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	396 sq. ft.
Lot Frontage:	38'
Lot Details:	38x113
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0410468
Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Insert, Living Room, Mantle, Tile, Zero Clearance
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Side By Side
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$450.00
City Quadrant:	Southeast
Community:	Chaparral
Amenities:	Beach Access, Clubhouse, Day Care, Dog Park, Dog Run, Game Court Interior, Gazebo, Park, Parking, Party Room, Picnic Area, Playground, Secured Parking, Storage, Visitor Parking
Appliances:	Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14' × 13'6" ·
Main Floor	Dining Room · 11'4" × 10'2" ·
Main Floor	Office · 7'6" × 4' ·
Main Floor	Pantry · 10'6" × 4' ·
Main Floor	Kitchen · 13'3" × 11'5" ·

2nd Floor	Bedroom · 10' × 10' ·
2nd Floor	Bedroom · 10' × 10' ·
2nd Floor	Bedroom - Primary · 14'9" × 14' ·
2nd Floor	Bonus Room · 17' × 12' ·
2nd Floor	Walk-In Closet · 8' × 6' ·
2nd Floor	Laundry · 9' × 5' ·
Basement	Family Room · 22' × 16'6" ·
Basement	Bedroom · 14' × 7' ·
Basement	Furnace/Utility Room · 18'8" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Awning(s), Dog Run, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Patio And Porch Features:	Awning(s), Deck, Enclosed, Front Porch, Rear Porch
Lot Features:	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Interior Lot, Lake, Landscaped, Lawn, Level, Many Trees, No Back Lane, Orchard(s), Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/81-chapman-close-se-calgary-a2354893/

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