



# 11 Chaparral Ridge Terrace Calgary Alberta

\$379,900

Welcome to this well-designed townhome in the desirable community of Chaparral in southeast Calgary. Offering an ideal balance of comfort, flexibility, and value, this home is a fantastic opportunity for first-time buyers, downsizers, or anyone seeking low-maintenance living with the added convenience of a single attached garage. The main floor features a bright open-concept layout connecting the kitchen, dining area, and living room, creating a functional space for everyday living and entertaining. The kitchen is finished with modern white cabinetry, updated countertops, and some updated appliances, providing both style and practicality. The living room is anchored by a gas fireplace, adding warmth and comfort to the central gathering space. A convenient half bathroom and direct access to the garage complete the main level. Upstairs, the home offers a flexible layout with two bedrooms plus a loft/bonus room that can easily function as a home office, reading area, or family space. In similar units within the complex, this loft has been converted into a third bedroom, offering future versatility depending on your needs. The spacious primary bedroom features direct "cheater ensuite" access to the main bathroom, enhancing both privacy and convenience. The lower level remains unfinished, providing valuable potential for future development with roughed-in plumbing already in place -- an excellent opportunity to add additional living space, a recreation room, or guest area as your needs evolve. Additional conveniences include a newer garage door, air conditioning for those warmer summer nights, and newer triple pane windows on both the main and upper levels which provides extra warmth in the winter months and a reduction in energy use. Located in a well-established community known for its parks, pathways, and everyday conveniences, this property delivers an appealing combina...

Living room 11.83 Ft x 11.08 Ft  
 Kitchen 12.58 Ft x 10.00 Ft  
 Dining room 10.67 Ft x 8.08 Ft  
 Pantry 3.75 Ft x 3.50 Ft  
 Foyer 5.42 Ft x 4.00 Ft

Bonus Room 10.83 Ft x 9.58 Ft  
 Primary Bedroom 14.75 Ft x 12.33 Ft  
 Other 8.50 Ft x 4.08 Ft  
 Bedroom 10.75 Ft x 9.17 Ft  
 4pc Bathroom 9.17 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.bigjohn.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

