

# \$379,900 - 12 Chaparral Ridge Park Se, Calgary

MLS® #A2262864

**\$379,900**

2 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.58 Acres

Chaparral, Calgary, Alberta

Welcome to 12 Chaparral Ridge Park – a bright and beautifully maintained 2-bedroom, 3-bathroom townhome just steps from the incredible Fish Creek Park and the serene walking paths of Chaparral Ridge. This home is filled with thoughtful upgrades and custom built-ins designed for style, comfort, and functionality. The sun-drenched main living area features a spacious layout with built-in cabinetry, perfect for both entertaining and everyday living. The well-designed kitchen flows seamlessly into the dining area, with large windows letting natural light pour in. Upstairs, you'll find two generously sized bedrooms. The secondary bedroom includes built-in cabinetry and a charming Juliette balcony – a lovely touch of character. The primary bedroom features its own private upper-level balcony, offering a peaceful outdoor space for morning coffee or evening wine with a view. It also includes newly updated window coverings with easy-to-use lift and lower controls. Storage is no issue here – the garage comes fully equipped with built-in cabinets and custom bike racks to keep everything neat and tidy. Plus, a BBQ with a gas line is included for easy outdoor grilling. This turnkey property combines low-maintenance living with unbeatable access to nature. Whether you're looking to downsize, purchase your first home, or invest in a peaceful retreat close to the outdoors, 12 Chaparral Ridge Park offers it all – smart storage, sun-filled living spaces, and a location



that puts you just minutes from one of  
Calgary’s most cherished parks.

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262864      |
| Price          | \$379,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,104         |
| Acres          | 0.58          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 12 Chaparral Ridge Park Se |
| Subdivision | Chaparral                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0E4                    |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Playground, Visitor Parking                                          |
| Parking Spaces | 2                                                                    |
| Parking        | Concrete Driveway, Garage Door Opener, Single Garage Attached, Paved |
| # of Garages   | 1                                                                    |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |

|          |      |
|----------|------|
| Cooling  | None |
| Basement | None |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 44                |
| Zoning         | M-1 d75           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.