

\$849,900 - 54 Chapman Way Se, Calgary

MLS® #A2225400

\$849,900

4 Bedroom, 4.00 Bathroom, 2,290 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

Welcome to a home that makes a statement from the start, featuring a grand HEATED TRIPLE CAR GARAGE, an exposed aggregate driveway, and a matching walkway for impressive curb appeal. Step inside to a thoughtfully designed main floor with 9' ceilings featuring a formal dining room and a welcoming living room centered around a cozy gas FIREPLACE. The kitchen is bright and inviting, featuring white cabinetry, granite counters, a central island, corner walk-in pantry, Silgranit sink with garburator, and a breakfast bar for casual meals. Just off the kitchen, you'll find a convenient mudroom with washer and dryer, as well as a 2-piece powder room. Upstairs, the spacious bonus room is wired for 7.1 surround sound – ideal for movie nights or gaming. The primary suite is OVERSIZED and includes blackout blinds, a walk-in closet, and a 5-piece ensuite with a relaxing soaker tub. Two additional bedrooms complete the upper level. The basement is set up for entertaining, featuring a dedicated theatre room with a twinkling ceiling, projector, screen, and 7.1 surround sound wiring. The rec room adds even more space with a second gas fireplace and a wet bar/fridge. You'll also find a generous fourth bedroom with a large walk-in closet and a full 4-piece bathroom. For pet lovers, there's a convenient dog run with access to the garage via a built-in doggy door. The backyard is fully fenced, landscaped with mature trees, and includes a deck wired for speakers and equipped with a natural gas



hookup â€” perfect for summer BBQs.
Additional features include two hot water tanks (2013 and 2018), central air conditioning, and front and back irrigation.

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225400 |
| Price | \$849,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,290 |
| Acres | 0.13 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 54 Chapman Way Se |
| Subdivision | Chaparral |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3S5 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Playground, Beach Access, Clubhouse, Picnic Area, Racquet Courts, Recreation Facilities |
| Parking Spaces | 6 |
| Parking | Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open |
|-------------------|--|

| | |
|-----------------|---|
| | Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Basement |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting |
| Lot Description | Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 10 |
| Zoning | R-G |
| HOA Fees | 372 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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