

# \$425,000 - 117 Chaparral Valley Drive Se, Calgary

MLS® #A2257216

**\$425,000**

3 Bedroom, 4.00 Bathroom, 1,306 sqft  
Residential on 0.03 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 20TH 2-4 PM. AND SUNDAY SEPTEMBER 21ST 1-3 PM. Welcome to Riverside Townhomes â€” a vibrant and beautifully maintained community, ideally located just steps from scenic walking trails, lush parks, and all your favorite local amenities. This upgraded 3-bedroom, 3-bathroom townhome with a fully finished basement blends style, comfort, and everyday functionality.

## Main Floor Vibes

Step into a bright and open-concept main floor featuring a sun-filled living room, spacious dining area, and a modern kitchen thatâ€™s ready to impress â€” think tons of countertop space, stainless steel appliances, and plenty of cabinetry. You'll love the updates too: the fridge and hot water tank were replaced in 2022, and the microwave/hood fan and stove are brand new as of 2025. A conveniently located half bath and direct access to a cozy front patio (overlooking a charming tree-lined street) round out the main level.

## Upstairs Retreat

Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and private 3-piece ensuite. A second full bathroom and handy linen storage add extra convenience.

## Fully Finished Basement Goals

The professionally finished basement is



perfect for relaxing or entertaining and includes:

- A spacious rec room great for movie nights, workouts, or play
- A versatile flex room with a closet and egress window perfect as a guest room, office, or hobby space
- A modern 3-piece bathroom with a glass shower
- A dedicated laundry area with Samsung washer/dryer and additional storage

**Outdoor Living**

Start your day with coffee on the private front porch overlooking green space, or unwind in the fenced backyard patio shaded by mature trees ideal for weekend BBQs or evening relaxation.

**Parking & Perks**

This unit comes with two titled parking stalls right out front. The complex is professionally managed and impeccably maintained, so you can enjoy peace of mind. With schools, shopping, and transit all just minutes away, this location truly has it all.

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257216      |
| Price          | \$425,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,306         |
| Acres          | 0.03          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 117 Chaparral Valley Drive Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 0R1                       |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                     |
| Parking Spaces | 2                                                        |
| Parking        | Off Street, Outside, Parking Lot, Plug-In, Stall, Titled |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                         |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                        |
| Lot Description   | Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
| Zoning      | M-G d44              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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