

# \$699,000 - 36 Chaparral Drive Se, Calgary

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MLS® #A2232056

**\$699,000**

3 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this bright and beautifully upgraded 3-bedroom home in the sought-after community of Chaparral, offering 3.5 bathrooms and a spacious, functional layout. With a south-facing orientation, this home is filled with natural light all day long, creating a warm and inviting atmosphere.

- Former AVI show home
- Large master suite with a spa-like ensuite and his & hers walk-in closets.
- Elegant hardwood flooring throughout the main level.
- Modern kitchen featuring upgraded cabinets, granite countertops, and modern fixtures.
- Freshly painted with a contemporary neutral palette.
- Fully Finished Basement - Perfect for entertaining with lots of storage!.
- Cozy living area with a fireplace in the basement.
- Additional flex room/den in the basement (non-egress, great for a home office or gym).
- Durable vinyl flooring & carpet for comfort and style.



- Massive utility/storage room - plenty of space for organization.
- Insulated & finished double attached garage.

#### Recent Upgrades for Peace of Mind:

- Replaced hot water tank & plumbing (no more Poly B!).
- Popcorn ceilings removed for a sleek, modern look.
- New roof.

#### Outdoor Living & Location Perks:

- Spacious deck overlooking the backyard - perfect for summer gatherings.
- Directly faces a school & greenspace - ideal for families and outdoor lovers.
- 300 meters from Chaparral Lake Park (private community lake)
- Minutes to parks, shopping, and amenities.

This turnkey home has been meticulously maintained and upgraded - just move in and enjoy! Don't miss out, schedule your private viewing today!

Built in 1994

#### Essential Information

MLS® #	A2232056
Price	\$699,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,834
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	36 Chaparral Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3J6

### Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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