

\$630,000 - 105 Chaparral Villas Se, Calgary

MLS® #A2247301

\$630,000

3 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

**** OPEN HOUSE â€” Saturday, August 9,
2-4 PM ****

Welcome to 105 Chaparral Villas â€” the perfect place to downsize or enjoy your retirement years in comfort and style, all in a community with NO monthly condo fees. Designed for easy main-floor living, this home offers a bright, open kitchen with a central island and corner pantry, a welcoming living room with a cozy gas fireplace, and a spacious dining area ideal for hosting family and friends. The primary suite features a large walk-in closet and private ensuite, creating a relaxing retreat. A den/office, 2-piece powder room, and convenient laundry area complete the main level.

The fully finished basement extends your living space with two additional bedrooms, a full bathroom, and a generous recreation room â€” perfect for guests, hobbies, or a home theatre. Thereâ€™s also a massive storage room that could easily be reconfigured to add another bedroom. Recent updates include a brand-new furnace and hot water tank. Enjoy the new AIR CONDITION UNIT unit for those hot summer days. Step outside to enjoy summer barbecues on the back deck while the grandkids play in the landscaped yard. A 9x12 oversized shed provides plenty of space for gardening tools and seasonal storage. As a resident, youâ€™ll enjoy year-round access to Chaparral Lake with activities such as swimming, boating, skating, fishing, tennis, and pickleball. An annual lake fee grants you



these exceptional amenities, making every season something to look forward to.

Move in and enjoy!

Built in 2000

Essential Information

MLS® #	A2247301
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	105 Chaparral Villas Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3N4

Amenities

Amenities	Recreation Facilities, Boating
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Brass, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Shake
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	380
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.