

# \$764,900 - 6 Chapala Crescent Se, Calgary

MLS® #A2253452

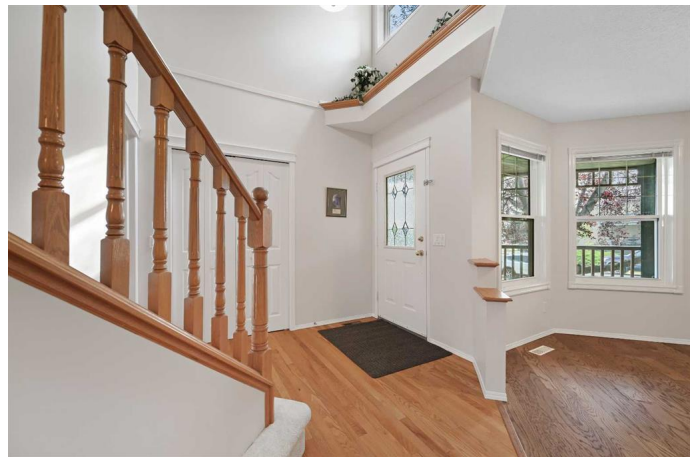
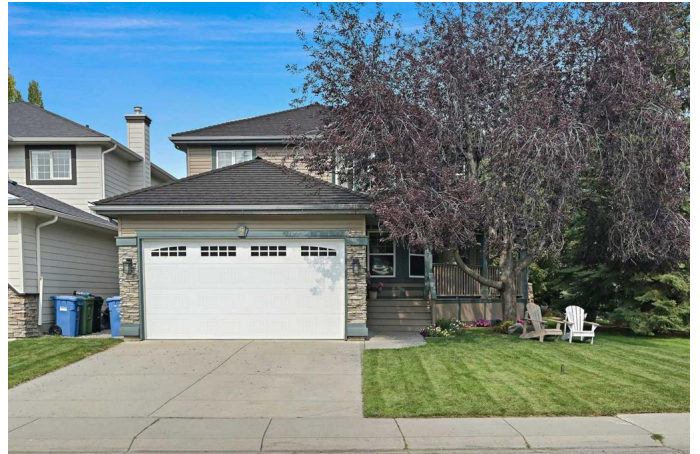
**\$764,900**

4 Bedroom, 4.00 Bathroom, 2,133 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Welcome HOME to this 4 bedroom family home in the sought-after lake community of Chaparral! This property exudes pride-of-ownership inside and out. The large front porch welcomes you in; and then as you enter the home you will be awed by vaulted ceilings and tons of natural light. The main floor includes a bright and functional kitchen (with over-the-sink kitchen window view of the private back yard), a family eating nook, a dining room & living room w/fireplace & massive floor to vaulted ceiling windows, office/den area, laundry and half bath. Upstairs offers a bonus room area, a large Primary bedroom w/4 piece ensuite, 2 more bedrooms and a 4 piece family bathroom. The professionally developed basement boasts an extra-large family room, a second flex-area, a 4th bedroom, 4 piece bath, and storage. Other features of note: Central AC, Rubber Shake roof with 50 year warranty, heated and insulated garage, & underground sprinkler/irrigation system. Upgrades within past 5 years: all new siding, new garage door w/opener, 8 new windows, brand new carpet on stairs and upper level, new engineered hardwood flooring on main level, ALL POLY B professionally removed with ceiling retextured, rebuilt fence in back yard, new composite decking on back deck. On top of this amazing home is the location. Enjoy lake privileges with a short walk to the lake! Home is also conveniently located across the street from Catholic Elementary School, and is close to



shopping, major routes, public transit, pathway system and more! This home has it all! Book your private showing today.

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253452    |
| Price          | \$764,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,133       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6 Chapala Crescent Se |
| Subdivision | Chaparral             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 3M4               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Beach Access, Recreation Facilities                                  |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s) |
|-------------------|-------------------------------------------------------------------------------------|

|                 |                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air                                                                                                |
| Cooling         | Central Air                                                                                                             |
| Fireplace       | Yes                                                                                                                     |
| # of Fireplaces | 1                                                                                                                       |
| Fireplaces      | Gas, Living Room                                                                                                        |
| Has Basement    | Yes                                                                                                                     |
| Basement        | Finished, Full                                                                                                          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Corner Lot               |
| Roof              | Rubber, See Remarks      |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | R-G                 |
| HOA Fees       | 365                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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