

\$645,000 - 88 Chaparral Villas Se, Calgary

MLS® #A2257745

\$645,000

2 Bedroom, 3.00 Bathroom, 1,389 sqft
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

***OPEN HOUSE SAT SEPT 20 from 1-3 PM*.**

This beautifully maintained bungalow villa offers comfort, style, and convenience with no monthly condo fees. The main floor feels airy and inviting, bathed in natural light from large windows and a skylight over the kitchen.

Freshly painted throughout and featuring new flooring in the primary suite, this home shines with thoughtful updates. The primary bedroom includes a spacious walk-in closet and an updated ensuite with a sleek barrier-free shower, combining modern design with everyday functionality.

A main floor office adds flexible functionality to the layout, complemented by the convenience of main floor laundry and newer appliances, including a fridge, dishwasher, washer, dryer and central A/C to ensure year-round comfort. Step out to your private backyard oasis where you'll find a large deck with an awning overlooking a tranquil pond with a gentle waterfall feature, surrounded by mature trees just perfect for relaxing mornings or entertaining evenings.

Downstairs, the fully finished basement offers incredible flexibility with a large rec room, a bedroom with its own walk-in closet, a full bath, and two oversized rooms (166 sq ft and 318 sq ft) currently used as storage. These versatile spaces could easily function as a workshop, hobby room, home gym or man cave, providing plenty of room to customize your lifestyle while keeping everything organized and out of sight. As part of this



sought-after lake community, youâ€™ll enjoy exclusive access to Lake Chaparral, complete with year-round recreation from swimming and kayaking to skating and community events. This is low-maintenance living at its best. No monthly condo fees, beautiful upgrades, abundant storage, and a peaceful setting with lake privileges. Donâ€™t miss this rare opportunity in Chaparral Villas!

Built in 2002

Essential Information

MLS® #	A2257745
Price	\$645,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	88 Chaparral Villas Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3N4

Amenities

Amenities	Other, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Walk-In Closet(s)

Appliances Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Partially Finished

Exterior

Exterior Features Awning(s), Private Yard, Storage

Lot Description Back Yard, Creek/River/Stream/Pond, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 1

Zoning R-G

HOA Fees 384

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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