

# \$429,900 - 347 Chaparral Valley Drive Se, Calgary

MLS® #A2219240

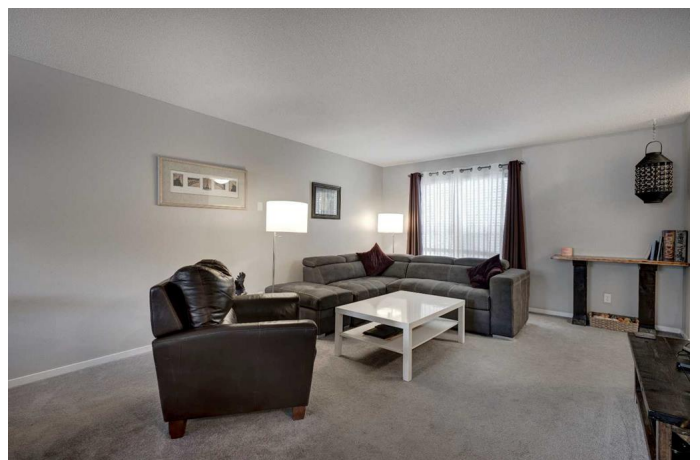
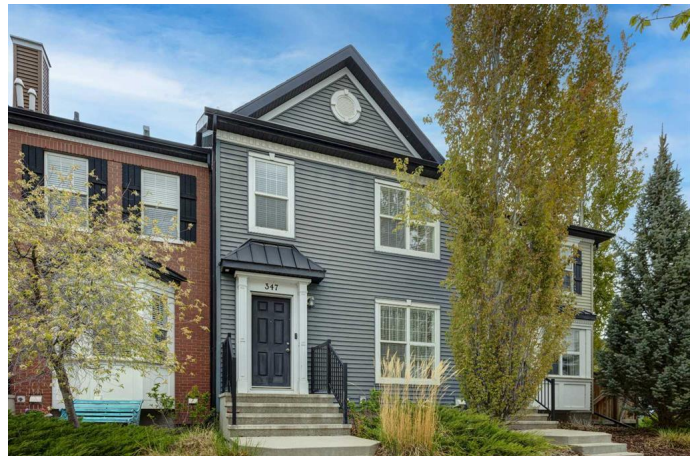
**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.05 Acres

Chaparral, Calgary, Alberta

Welcome to your next home in the heart of Chaparral Valley—where comfort, community, and convenience come together! The charming front porch offers a warm welcome to this well-maintained townhome in a quiet, friendly neighborhood with truly fantastic neighbors. Step inside and discover the bright and spacious open-concept main floor featuring a large living room, generous dining area, a well-appointed kitchen, and a convenient half bath—designed with everyday living in mind. Whether you're hosting family dinners, casual get-togethers, or weekend barbecues, the seamless flow from the main living area to the fully fenced backyard makes entertaining a breeze. Upstairs offers three comfortable bedrooms, including a spacious primary retreat with an ensuite bathroom, along with an additional full bath—perfect for families or guests. The undeveloped basement presents a world of opportunity, complete with laundry already in place. Whether you envision a home gym, playroom, home office, media room, or guest suite, this flexible space is ready for your personal touch. A large mudroom at the back entry adds everyday convenience and practical storage, leading directly to the backyard and a rear parking pad. Enjoy the unbeatable location—just minutes from Blue Devil Golf Course, schools, shopping, scenic walking paths, and more. This townhome truly offers the perfect balance of lifestyle, function, and location in one of Calgary's most



desirable communities.

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219240      |
| Price          | \$429,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,446         |
| Acres          | 0.05          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 347 Chaparral Valley Drive Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 0P7                       |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | None                            |
| Parking Spaces | 2                               |
| Parking        | Parking Pad, Additional Parking |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                                         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard

Lot Description        Back Lane, Back Yard, Landscaped, Lawn, Private, Street Lighting, Low Maintenance Landscape

Roof                      Asphalt Shingle

Construction          Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             May 22nd, 2025

Days on Market        2

Zoning                   M-G

**Listing Details**

Listing Office           CIR Realty

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