

\$425,000 - 117 Chaparral Valley Drive Se, Calgary

MLS® #A2257216

\$425,000

3 Bedroom, 4.00 Bathroom, 1,306 sqft

Residential on 0.03 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 20TH 2-4 PM. AND SUNDAY SEPTEMBER 21ST 1-3 PM. Welcome to Riverside Townhomes â€” a vibrant and beautifully maintained community, ideally located just steps from scenic walking trails, lush parks, and all your favorite local amenities. This upgraded 3-bedroom, 3-bathroom townhome with a fully finished basement blends style, comfort, and everyday functionality.

Main Floor Vibes

Step into a bright and open-concept main floor featuring a sun-filled living room, spacious dining area, and a modern kitchen thatâ€™s ready to impress â€” think tons of countertop space, stainless steel appliances, and plenty of cabinetry. You'll love the updates too: the fridge and hot water tank were replaced in 2022, and the microwave/hood fan and stove are brand new as of 2025. A conveniently located half bath and direct access to a cozy front patio (overlooking a charming tree-lined street) round out the main level.

Upstairs Retreat

Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and private 3-piece ensuite. A second full bathroom and handy linen storage add extra convenience.

Fully Finished Basement Goals

The professionally finished basement is



perfect for relaxing or entertaining and includes:

- A spacious rec room great for movie nights, workouts, or play
- A versatile flex room with a closet and egress window perfect as a guest room, office, or hobby space
- A modern 3-piece bathroom with a glass shower
- A dedicated laundry area with Samsung washer/dryer and additional storage

Outdoor Living

Start your day with coffee on the private front porch overlooking green space, or unwind in the fenced backyard patio shaded by mature trees ideal for weekend BBQs or evening relaxation.

Parking & Perks

This unit comes with two titled parking stalls right out front. The complex is professionally managed and impeccably maintained, so you can enjoy peace of mind. With schools, shopping, and transit all just minutes away, this location truly has it all.

Built in 2011

Essential Information

MLS® #	A2257216
Price	\$425,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,306
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

Community Information

Address	117 Chaparral Valley Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0R1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Outside, Parking Lot, Plug-In, Stall, Titled

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	2
Zoning	M-G d44

Listing Details

Listing Office	Real Broker
----------------	-------------

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.