

# \$645,000 - 40 Chapalina Crescent Se, Calgary

MLS® #A2266225

## \$645,000

4 Bedroom, 4.00 Bathroom, 1,921 sqft  
Residential on 0.01 Acres

Chaparral, Calgary, Alberta

Welcome to this beautifully renovated home in the desirable lake community of Chaparral. This charming property features four bedrooms, three bathrooms, and a fully developed basement, offering plenty of space for the whole family. The kitchen has been completely redone with new countertops, cabinetry, and flooring, complemented by fresh trim and modern finishes throughout.

Ideally located just a few blocks from two schools, this home also provides lake access and is only minutes from two major shopping districts. Commuting is a breeze with easy access to Stoney Trail and Macleod Trail, and the YMCA recreation facility is just a short drive away.

This move-in-ready home combines modern style with an unbeatable location—perfect for families or anyone looking to enjoy the best of Chaparral living.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266225  |
| Price      | \$645,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,921       |
| Acres          | 0.01        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 40 Chapalina Crescent Se |
| Subdivision | Chaparral                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 3R8                  |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Beach Access, Clubhouse, Park |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | Central Air                                               |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Family Room, Gas                                          |
| Has Basement      | Yes                                                       |
| Basement          | Full                                                      |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame       |
| Foundation        | Slab                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 5                  |
| Zoning         | R-G                |
| HOA Fees       | 366                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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