

# \$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        9  
Zoning                    M-G

**Listing Details**

Listing Office            CIR Realty

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