

\$764,900 - 6 Chapala Crescent Se, Calgary

MLS® #A2253452

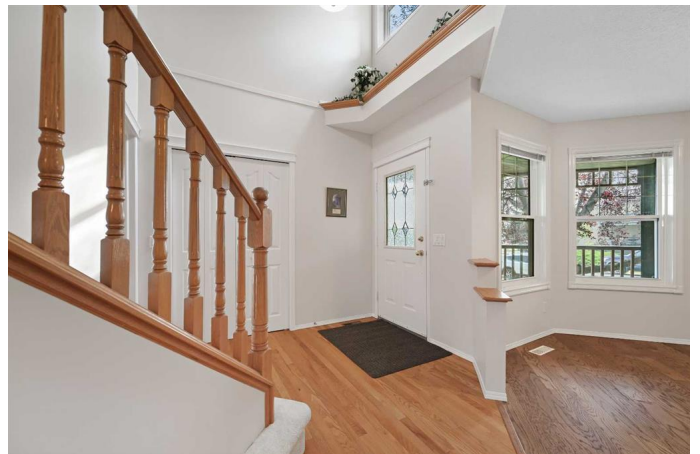
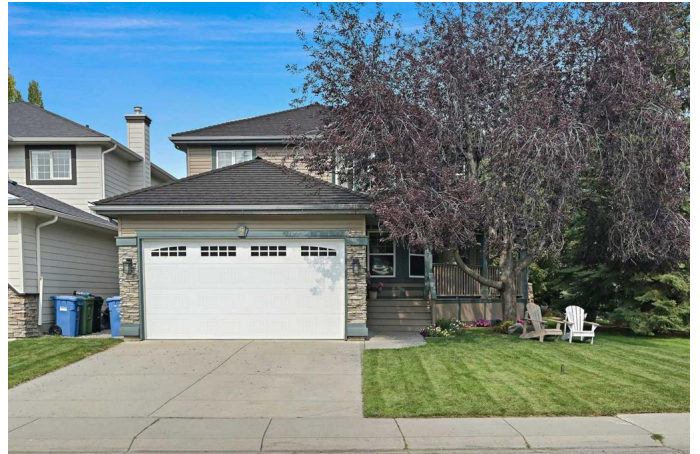
\$764,900

4 Bedroom, 4.00 Bathroom, 2,133 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Welcome HOME to this 4 bedroom family home in the sought-after lake community of Chaparral! This property exudes pride-of-ownership inside and out. The large front porch welcomes you in; and then as you enter the home you will be awed by vaulted ceilings and tons of natural light. The main floor includes a bright and functional kitchen (with over-the-sink kitchen window view of the private back yard), a family eating nook, a dining room & living room w/fireplace & massive floor to vaulted ceiling windows, office/den area, laundry and half bath. Upstairs offers a bonus room area, a large Primary bedroom w/4 piece ensuite, 2 more bedrooms and a 4 piece family bathroom. The professionally developed basement boasts an extra-large family room, a second flex-area, a 4th bedroom, 4 piece bath, and storage. Other features of note: Central AC, Rubber Shake roof with 50 year warranty, heated and insulated garage, & underground sprinkler/irrigation system. Upgrades within past 5 years: all new siding, new garage door w/opener, 8 new windows, brand new carpet on stairs and upper level, new engineered hardwood flooring on main level, ALL POLY B professionally removed with ceiling retextured, rebuilt fence in back yard, new composite decking on back deck. On top of this amazing home is the location. Enjoy lake privileges with a short walk to the lake! Home is also conveniently located across the street from Catholic Elementary School, and is close to



shopping, major routes, public transit, pathway system and more! This home has it all! Book your private showing today.

Built in 1997

Essential Information

MLS® #	A2253452
Price	\$764,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,133
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6 Chapala Crescent Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3M4

Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Rubber, See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	365
HOA Fees Freq.	ANN

Listing Details

Listing Office	Purpose Realty
----------------	----------------

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.