

# \$439,000 - 158 Chapalina Square Se, Calgary

MLS® #A2231475

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.03 Acres

Chaparral, Calgary, Alberta

**FULL LAKE ACCESS | WEST-FACING  
BALCONY | FACES GREEN SPACE**

Welcome to your new home in the heart of Lake Chaparral, where every day feels like a retreat! This fabulous townhome offers the rare combination of FULL LAKE PRIVILEGES and a serene setting that fronts onto a peaceful green space—perfect for relaxing or entertaining on your private exposed aggregate patio with a natural gas hookup. Step inside to find 9-foot ceilings and gleaming hardwood floors throughout the main level. The well-appointed kitchen features stainless steel appliances, a spacious quartz breakfast bar, and clever storage solutions—ideal for both everyday living and hosting guests. The open-concept living area centers around a cozy gas fireplace, while a convenient office nook and a stylish 2-piece bath round out the main floor. Just off the dining area, enjoy your SUN-DRENCHED WEST-facing balcony for those warm summer evenings. Upstairs, you will find three generously sized bedrooms, filled with natural light. The primary suite offers a private 3-piece ensuite, while a full 4-piece bath serves the other two bedrooms—perfect for families or guests. The lower level includes a laundry and utility room, with direct access to your DOUBLE ATTACHED GARAGE, offering security and ample storage. There is plenty of additional street parking out front, and visitor parking close by makes hosting a breeze. As a resident of LAKE Chaparral, you will



enjoy four-season fun—kayaking, paddleboarding, swimming, and fishing in the summer, plus skating and tobogganing in the winter. Shopping, dining, and schools are just minutes away, making this a truly unbeatable location.

Do not miss this chance to live in one of Calgary’s most sought-after lake communities—where lifestyle meets comfort, and community is everything.

Built in 2008

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2231475      |
| Price          | \$439,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,347         |
| Acres          | 0.03          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 158 Chapalina Square Se |
| Subdivision | Chaparral               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 0L7                 |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings                                        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Partial, Unfinished                                                                 |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description   | Front Yard, Landscaped, Level           |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 2               |
| Zoning         | M-G d44         |
| HOA Fees       | 372             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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