

# \$795,000 - 398 Chaparral Ridge Circle Se, Calgary

MLS® #A2257329

**\$795,000**

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this beautifully maintained 2-storey detached home in the highly desirable community of Chaparral, offering over 2,600 sq. ft. of living space.

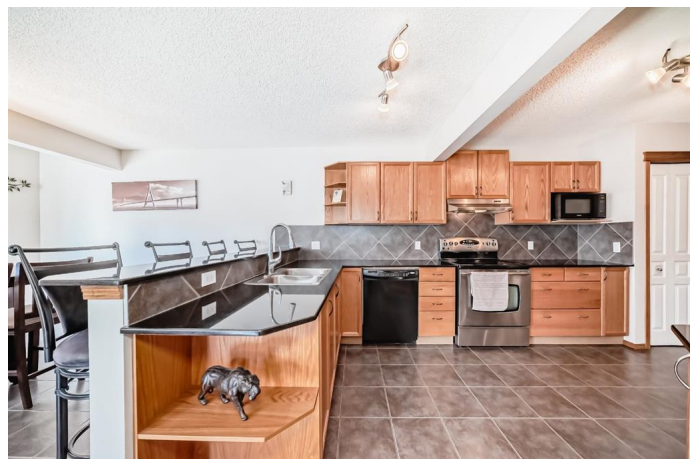
The bright and inviting main floor features a spacious living room, dining area, and a well-appointed kitchen with pantry, opening onto a private deck—perfect for outdoor entertaining and relaxation.

Upstairs you'll find three generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each include walk-in closets and share a convenient Jack & Jill bathroom. A versatile den/bedroom provides the perfect space for a home office or nursery. The fully finished basement adds even more living space with a fourth bedroom, large family room, recreation area, full bathroom, and ample storage.

Outside, this home offers both a double front attached garage and a single detached garage with paved alley access—ideal for extra parking, storage, or workshop use.

?? Location Highlights: Situated on a quiet street, just steps from the ridge with breathtaking views, a short walk to Fish Creek Park, and close to shopping, schools, parks, groceries, and quick access to Stoney Trail & Macleod Trail.

? With pride of ownership throughout, this move-in ready home truly has it all. Don't miss your chance—book your private showing today!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257329    |
| Price          | \$795,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,959       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 398 Chaparral Ridge Circle Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Y1                       |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Single Garage Detached |
| # of Garages   | 3                                              |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings        |
| Heating           | Fireplace(s), Forced Air                                                                                 |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 2                                                                                                        |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                                                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Aluminum Siding, Cement Fiber Board, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 60                   |
| Zoning         | R-G                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.