

# \$849,900 - 54 Chapman Way Se, Calgary

MLS® #A2225400

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,290 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

Welcome to a home that makes a statement from the start, featuring a grand HEATED TRIPLE CAR GARAGE, an exposed aggregate driveway, and a matching walkway for impressive curb appeal. Step inside to a thoughtfully designed main floor with 9' ceilings featuring a formal dining room and a welcoming living room centered around a cozy gas FIREPLACE. The kitchen is bright and inviting, featuring white cabinetry, granite counters, a central island, corner walk-in pantry, Silgranit sink with garburator, and a breakfast bar for casual meals. Just off the kitchen, you'll find a convenient mudroom with washer and dryer, as well as a 2-piece powder room. Upstairs, the spacious bonus room is wired for 7.1 surround sound – ideal for movie nights or gaming. The primary suite is OVERSIZED and includes blackout blinds, a walk-in closet, and a 5-piece ensuite with a relaxing soaker tub. Two additional bedrooms complete the upper level. The basement is set up for entertaining, featuring a dedicated theatre room with a twinkling ceiling, projector, screen, and 7.1 surround sound wiring. The rec room adds even more space with a second gas fireplace and a wet bar/fridge. You'll also find a generous fourth bedroom with a large walk-in closet and a full 4-piece bathroom. For pet lovers, there's a convenient dog run with access to the garage via a built-in doggy door. The backyard is fully fenced, landscaped with mature trees, and includes a deck wired for speakers and equipped with a natural gas



hookup â€” perfect for summer BBQs.  
Additional features include two hot water tanks (2013 and 2018), central air conditioning, and front and back irrigation.

Built in 2002

**Essential Information**

MLS® #	A2225400
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,290
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	54 Chapman Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3S5

**Amenities**

Amenities	Park, Playground, Beach Access, Clubhouse, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open
-------------------	--

	Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.