

**241 Deerview Drive SE
Calgary, Alberta**

MLS # A2200290



\$535,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity, Electricity Connected, N
Features:	Central Vacuum, French Door, Soaking Tub, Vinyl Windows		

Inclusions: Deep Freeze and extra washing machine in basement. Both working.

Welcome to this charming two-storey, 1,258 sq. ft. home featuring 3 bedrooms, 2 bathrooms, and a finished basement, located in the desirable neighborhood of Deer Ridge. The location is ideal, with easy access to Deerfoot Trail, numerous schools, shopping (less than 5 minutes away), Bus stop (3 min) and nearby conveniences such as Co-op, No Frills, Starbucks, pubs, and Fish Creek Park. Amazing hockey rink and pleasure skating area near by. Inside, you'll find a spacious living room with hardwood floors and large bay windows that offer plenty of natural light. The practical, functional layout features newer vinyl windows (2013) Hot water tank (2018, brand-new carpet (2025), and fresh paint on walls, ceilings and doors (2025) The kitchen offers ample storage with white cabinetry, a flat-top electric stove, side-by-side fridge, a good-sized pantry, microwave, and built-in dishwasher. Just off the kitchen is a generous dining area with a wood-burning fireplace and elegant double French doors leading to the large, private backyard. Upstairs, the home features three bedrooms, including a spacious primary bedroom with ample walk-in closet. Two additional bedrooms are conveniently located across from the 4-piece bathroom, which includes a jet tub/shower combo. The fully finished basement boasts a large family room with natural wood walls, making it perfect for entertaining or as a man cave. There's also plenty of storage, along with a washer/dryer and an included large deep freeze. The expansive southwest-facing backyard is a private, peaceful retreat, perfect for outdoor activities, with a BBQ, firepit, and a large garden area ideal for growing your own organic vegetables. A 20' x 22' double detached garage, partially insulated and wired, provides additional storage or workspace. This is an incredible value for a southeast detached home, perfect for the next family to

call it their own. Check out the 3D tour or contact your real estate agent to schedule a showing! **Open house Sun Mar 16th
1:15-4:00pm**