

\$299,000 - 130 Deer Ridge Lane Se, Calgary

MLS® #A2147353

\$299,000

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Deer Run, Calgary, Alberta

Nestled just steps away from a wealth of amenities including shopping, schools, Fish Creek Park, and the sought-after Sikome Lake, this beautiful townhome offers a unique blend of convenience and tranquility. Boasting 2 bedrooms and 1.5 baths, this property features a fully fenced private backyard, a rare feature for this property type.

The main floor welcomes you with an open and bright layout, featuring a spacious living room that seamlessly flows into the sunlit South-facing kitchen. With a functional layout and space for a table. The kitchen provides direct access to the backyard for easy BBQs and convenient grocery unloading with a designated parking stall conveniently located on the other side of the gate.

Upstairs, you'll discover two large bedrooms, a 4-piece bathroom, and a linen closet. The primary bedroom positioned at the front, impresses with its generous dimensions of 15 ft x 11 ft. The second bedroom is equally spacious and includes a large walk-in closet. The basement, currently undeveloped presents a fantastic opportunity to expand your living space and increase the value of your home. The unit has just been freshened up with new paint throughout and new designer vinyl plank on both upper levels. With newer furnace and hot water tank, as well as very reasonable condo fees, this residence ensures both comfort and affordability. Noteworthy upgrades to the complex over the past decade include improved windows, doors,



concrete sidewalks, vinyl fencing, roofing, and insulation. Ongoing enhancements continue with the installation of new soffits, promising a modern and well-maintained exterior for years to come.

Built in 1981

Essential Information

MLS® #	A2147353
Price	\$299,000
Sold Price	\$336,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	942
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	130 Deer Ridge Lane Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6N4

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 19th, 2024
Days on Market	9
Zoning	M-CG d45
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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