# \$399,900 - 212 Deerview Drive Se, Calgary

MLS® #A2177987

### \$399,900

2 Bedroom, 1.00 Bathroom, 867 sqft Residential on 0.07 Acres

Deer Ridge, Calgary, Alberta

Exceptional Value in a Desirable Community! Discover the charm of bungalow living in this meticulously maintained home, located in a welcoming and mature neighborhood. Ideal for downsizers, growing families, first-time buyers, and savvy investorsâ€"without the burden of condo fees!

As you step inside, you'II be greeted by a spacious family room that offers plenty of room for various furniture arrangements. The inviting living room seamlessly flows into a generous dining area, perfect for entertaining friends and family.

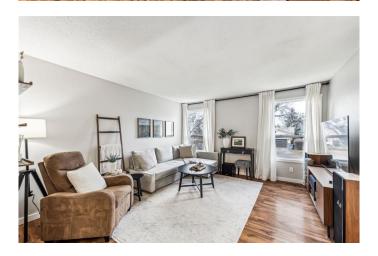
The kitchen is a chef's delight, featuring ample counter space, abundant cabinetry, a stylish backsplash, and a coveted window above the sink that fills the space with natural light.

Continuing down the hall, you'II find a beautifully updated 4-piece bathroom with a modern vanity and flooring, along with a cozy guest room. The oversized primary bedroom boasts an abundance of closet space with a MASSIVE WALK-IN CLOSET, and overlooks the sunny backyard. This versatile space could easily be converted into a third bedroom if desired.

The upper level showcases durable, easy-to-maintain laminate flooring throughout, recently refreshed with a fresh coat of paint.







With NEW WINDOWS, and an impeccably well maintained home, this home is move-in ready without extra investment required!

Head down to the developed basement, where you'II discover a vast recreation area ideal for entertaining or playtime for the kids.

Additionally, there's a flexible office space perfect for remote work, gaming, or study. The laundry room offers plenty of extra storage and features a high-efficiency furnace for added comfort.

Step outside to a convenient side deck, perfect for relaxing on warm summer days. The backyard oasis is a true highlight, featuring garden beds and a versatile concrete pad that can serve as an additional patio or parking space. Plus, the roof was replaced in 2018 for peace of mind.

Nestled in Deer Ridge, this property benefits from a mature urban canopy and quick access to Mallard Point and SIKOME LAKE in FISH CREEK PARK. Enjoy the convenience of shopping, dining, and THREE different schools and daycares â€" all just a short walk away.

Don't miss out on this incredible opportunity in a prime location!

Built in 1981

Acres

#### **Essential Information**

 MLS® #
 A2177987

 Price
 \$399,900

 Sold Price
 \$430,000

 Bedrooms
 2

 Bathrooms
 1.00

 Full Baths
 1

 Square Footage
 867

0.07

Year Built 1981

Type Residential

Sub-Type Row/Townhouse

Style Bungalow, Side by Side

Status Sold

## **Community Information**

Address 212 Deerview Drive Se

Subdivision Deer Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T2J 6H2

#### **Amenities**

Parking Spaces 1

Parking Off Street, Parking Pad

#### Interior

Interior Features No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 8th, 2024

Date Sold November 18th, 2024

Days on Market 10

Zoning M-CG

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX First

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