



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**132 Deerview Drive SE**  
**Calgary, Alberta**

**MLS # A2230810**



**\$418,888**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d38
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to the updated 3-bedroom NO CONDO FEES bungalow in Deer Ridge! This freshly painted home boasts vinyl plank throughout, except the second and third bedroom has new carpeting. The living room contains a natural cozy wood burning fireplace. The gleaming kitchen has new cabinets, quartz countertop, new stainless-steel appliances, refrigerator, dishwasher, glass top stove, and over the range microwave. The 4 &ndash; piece bathroom has a new vanity. Typical of bungalows, the basement is spacious waiting for your use, or potential future development, contains a modern high efficiency furnace, and access to the laundry. The back yard has your own concrete parking pad, and a large patio/deck, great for entertaining. This incredible location is an easy walk to schools, shopping, and daycare, with a walk score of 77 it is amazing. As for driving, just a couple minutes to Fish Creek Park, and Deerfoot Trail.