



GRASSROOTS
REALTY GROUP

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144 Deerview Way SE
Calgary, Alberta

MLS # A2233355



\$379,900

Division:	Deer Ridge		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	864 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this spacious and inviting home located in the heart of Deer Ridge. Offering 1,637 square feet of total living space, including developed lower-level square footage, this property combines functionality, comfort, and a convenient location. As you enter the home, you're welcomed by a bright and cozy main living room, perfect for family gatherings or relaxing evenings. The kitchen and adjacent dining area offer a practical layout for everyday living and entertaining. The main floor features three bedrooms, including a generously sized primary bedroom, as well as a 4-piece bathroom. The basement is fully developed, offering a second living space that serves well as a family or media room, an additional space for a home office, and another full 4-piece bathroom. Enjoy the outdoors in your partially fenced and private backyard, complete with a patio, shed, and off-street parking accessible via the rear laneway. Located in the quiet, family-friendly community of Deer Ridge, this home is just steps away from beautiful parks, pathways, and greenspaces, including Fish Creek Provincial Park, one of Calgary's most beloved natural areas. A daycare is conveniently located just across the alley, and the school bus stops right beside it—making morning routines simple and stress-free. Two shopping plaza areas are also within walking distance, just five minutes away, adding to the home's everyday convenience. You'll also enjoy quick access to local schools, shopping at Deer Valley Market Place, recreation at Trico Centre, and convenient transit routes and major roadways for easy commuting. Whether you're a first-time buyer, investor, or looking for room to grow, 144 Deerview Way SE offers value, space, and a great location.

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