



GRASSROOTS
REALTY GROUP

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212 Deerview Court SE
Calgary, Alberta

MLS # A2234690



\$439,000

Division:	Deer Ridge		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Front Yard, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Storage, Suspended Ceiling, Vinyl Windows		

Inclusions: shed

Beautifully Updated End Unit Townhouse in Desirable Deer Ridge. Discover this charming and move-in ready 3-bedroom, 2-bathroom end unit townhouse located in the highly sought-after neighbourhood of Deer Ridge. Freshly painted and tastefully updated, this home offers a fantastic opportunity for first-time buyers, young families, or savvy investors. The main level features durable laminate flooring, newer baseboards, and upgraded windows that enhance both comfort and energy efficiency. The kitchen and bathrooms have been refreshed with newer countertops and a stylish backsplash, adding a modern touch throughout. Downstairs, enjoy a fully finished basement complete with a spacious recreation room, a den—perfect for a home office or guest space—a full bathroom, and a dedicated laundry room. Step outside to a private backyard with a tranquil walkway behind, offering a peaceful setting for outdoor relaxation. The location is unbeatable: walking distance to shopping, schools, a public skating rink, and community gardens. Plus, you’re just steps from scenic Fish Creek Park with its extensive network of walking and biking trails. With quick access to Deerfoot Trail and the ring road, commuting is a breeze. Don’t miss your chance to own this gem—schedule your private showing today!