



**GRASSROOTS**  
REALTY GROUP

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**152 Deerview Way SE**  
**Calgary, Alberta**

**MLS # A2238115**



**\$415,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Vinyl
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-CG d38

**Utilities:** -

**Inclusions:** None

Completely renovated from studs to ceiling, 152 Deerview Way SE is the perfect affordable home. This property boasts new electrical, plumbing, furnace, windows, roof, and siding. Inside, the renovations include a stunning new kitchen, bathrooms, flooring, and lighting. With three main floor bedrooms, a bright kitchen, and a spacious yard with a parking pad, this home offers both comfort and convenience. Enjoy the prime location close to transit, parks, schools, daycare, and shopping within walking distance. Plus, easy access to Canyon Meadows Drive, Deerfoot, Fish Creek Park, and the Bow River. Take advantage of nearby pathways for endless nature walks and outdoor adventures. Call today to view!