



GRASSROOTS
REALTY GROUP

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83 Deerview Way SE
Calgary, Alberta

MLS # A2239214



\$539,000

Division:	Deer Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,008 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d38
Utilities:	-

Inclusions: N/A

OPENHOUSE: JULY 12TH, 12-3PM **Welcome to Your Next Chapter in Deer Ridge** Step into a home that feels just right. Nestled in the heart of the family-friendly Deer Ridge community, this beautifully renovated 5-bedroom, 2-bathroom duplex blends comfort, modern upgrades, and an unbeatable location. From the moment you walk in, you're welcomed by warm natural light, an open-concept layout, and thoughtful touches that make everyday living a joy. The main floor offers a bright, spacious living room, an inviting dining area, and a stylishly updated kitchen—perfect for hosting friends or enjoying quiet family dinners. Three generously sized bedrooms and a modern full bath complete this level. Downstairs, the fully developed basement expands your living space with a cozy family room, another renovated bedroom, and a second full bathroom. There's even a fifth bedroom—currently used for storage—that's ready for finishing touches. A dedicated laundry area, mechanical room, and plenty of extra storage ensure everything has its place. Step outside to a sun-soaked retreat with a large paved patio, ideal for weekend BBQs, morning coffee, or watching the sunset after a long day. There's tons of room to play, garden, or even build a garage if you choose. Alley access makes that easy. And if you need parking, the yard was once a parking pad and could be converted back. But it's not just about the home—it's the lifestyle. Just across the street, you'll find a school field and an outdoor skating rink. And you're only a 10-minute stroll from the breathtaking trails and river views of Fish Creek Park—your nature escape right in the city. Whether you're raising a family or investing in a thriving Calgary community, this home checks all the boxes. **Come see it for yourself.

This one feels like home.**