



GRASSROOTS
REALTY GROUP

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259 Deerview Drive SE
Calgary, Alberta

MLS # A2249684



\$449,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,347 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Faces Rear, Off Street, On Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Storage, Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d30

Utilities: -

Inclusions: n/a

Discover the charm and potential of this 3 BEDROOM and 2 full washroom 4 level SPLIT with WALKOUT FROM 3RD LEVEL to the SOUTH BACK YARD. With a touch of TLC and thoughtful updates and renovations, this house can be transformed into a stunning home tailored to your vision. Whether you're dreaming of a modern open-concept design, a cozy family retreat, or a stylish investment property, the bones are here—just waiting for your creativity. Enjoy the family friendly well-established community, proximity to Don Bosco School with an outdoor skating rink, Deer Valley Market Place and Deer run Plaza, Sicome Lake, Fish Creek. It is steps from walking and biking paths, parks, the community centre with a tennis court. Enjoy easy access to major roads and public transit making your daily commute a breeze while staying connected to everything Calgary has to offer.