



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

187 Deerview Way SE
Calgary, Alberta

MLS # A2254653



\$424,777

Division:	Deer Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	975 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SHED

Your Home Sweet Home Awaits! This charming 930 sq.ft. semi-detached bungalow is full of character, move-in ready but still with room to build equity! Ideally located on a quiet street within walking distance to schools, shopping, parks, and transit, this home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy the beautifully landscaped, fenced lot with mature trees, perennials, and a welcoming front verandah—perfect for morning coffee or relaxing evenings. Step inside to discover a bright living room, a spacious dining area, and a functional kitchen with black appliances. The main floor also features a renovated 4-piece bathroom, a generous secondary bedroom, and a huge 23' x 11' primary retreat with direct access to the large back deck. The lower level provides incredible flexibility with 2 additional bedrooms, a family room, and laundry/storage space—ideal for guests, a home office, or a growing family. Upgrades include newer flooring, updated main bath, newer furnace, central A/C, and basement windows. The private, pie-shaped lot offers plenty of opportunity for some sweat equity and room for a future double or triple garage. There are still some things that could be done now or later. New upper windows, needs a paint job and possibly some new carpet. We are trying to straight forward with you so that you know what to expect. With Fish Creek Park and the city's extensive pathway system nearby, plus easy access to plenty of amenities—this home truly combines comfort, convenience, and community. Do some work and reap the benefit.