



**171 Deerfield Drive SE
Calgary, Alberta**

MLS # A2278339



\$329,900

Division: Deer Ridge

Type: Residential/Other

Style: 3 Level Split

Size: 778 sq.ft. **Age:** 1989 (37 yrs old)

Beds: 3 **Baths:** 2

Garage: Assigned, Stall

Lot Size: -

Lot Feat: Back Lane, Back Yard, Cul-De-Sac

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 428

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-CG d30

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Vaulted Ceiling(s)

Inclusions: N/A

*** LOCATION, LOCATION, LOCATION *** Backing green-space with Deer Run Elementary School within a short walk around the corner*** 3 bedroom + 2 full-bath townhome with sunny south-west exposure backing directly onto mature treed greenspace with walking trails to Fish Creek Park. Views of the green-space from the spacious dining room, primary bedroom and back deck. The kitchen has been renovated with painted wood cabinets, subway tiled back-splash, quartz counters and updated plumbing fixtures and sink. Two generous-sized bedrooms off the kitchen both have hardwood floors and share a full bath with new flooring. The main level living room has vaulted ceilings, hardwood floors and a large south-west facing window for lots of natural light. The lower level is fully finished and features a large family room with charming gas fireplace, third bedroom and second full bathroom. A crawlspace with ample in-suit storage and separate laundry room completes the lower level. The private yard is fenced and perfect for the kids to play. Well maintained with some fresh paint, new doorknobs and hardware. Check out the floor plan in the photos! ***AMAZING LOCATION, close to schools, shopping, public transportation and additional street parking. Shows 10/10..!!!