



GRASSROOTS
REALTY GROUP

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12 Deer Ridge Close SE
Calgary, Alberta

MLS # A2284269



\$459,900

Division:	Deer Ridge		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	953 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Treed		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 369

LLD: -

Zoning: M-CG d23

Utilities: -

Inclusions: NA

Adult Living at Its Best! Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow with a fully finished basement and central air-conditioning ideally situated within walking distance of shopping, public transportation, and the endless pathways of Fish Creek Park. Designed for easy, low-maintenance living, this home features an attached insulated and drywalled garage, patio doors leading to a private back deck overlooking a peaceful green space, and a second 3-piece bathroom in the lower level—perfect for guests or added convenience. Located in the desirable Horizon Village complex, residents enjoy access to a clubhouse and a welcoming, well-managed 55+ community lifestyle. With its unbeatable location and exceptional value, this is the best-priced bungalow in the area—and opportunities like this don't last long.