



**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	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d23
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
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.