



**1227 137 Avenue SE**  
**Calgary, Alberta**

**MLS # A2289554**



**\$340,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding	<b>Zoning:</b>	M-CG d45
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this beautifully updated 2-bedroom, 1.5-bath townhouse condo offering 950 sq ft of comfortable, move-in ready living in the established community of Deer Ridge. Featuring newer luxury vinyl plank flooring throughout, this home offers a modern, low-maintenance finish that complements its functional design. The open-concept main floor creates an inviting flow between the living and dining areas, anchored by a bright kitchen with direct access to your own privately fenced yard &mdash; a rare and valuable extension of your living space, perfect for summer evenings, pets, or morning coffee outdoors. Upstairs, you’ll find two well-sized bedrooms and a full bathroom, while the main-floor powder room adds everyday convenience. An assigned parking stall is included, and the property is part of a well-managed condo corporation with low monthly fees &mdash; making this an excellent opportunity for first-time buyers, young professionals, or investors seeking strong value in a mature community. Ideally located close to parks, schools, shopping, and with easy access to Fish Creek Park and major routes, this home offers an approachable entry point into home ownership without compromising on lifestyle.