



**151 Deerview Court SE  
Calgary, Alberta**

**MLS # A2292961**



**\$369,999**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** As Is, Where Is

ATTENTION INVESTORS, RENOVATORS & HANDY BUYERS &mdash; UNLOCK THE POTENTIAL! ONE OF CALGARY'S BEST VALUES &mdash; NO CONDO FEES! Savvy investors and first-time buyers alike will love the potential of this 871 sq ft bungalow ideally located on a quiet cul-de-sac in the sought-after community of Deer Run. Offering a solid layout and an unfinished basement, this home is a blank canvas just waiting for your personal touch. The main floor features a bright and spacious living room, a functional kitchen with an eating nook, and three well-sized bedrooms, including one with direct access to the backyard, along with a full 4-piece bathroom. The partially finished basement provides additional space and flexibility with excellent potential for future development. Step outside to a fully fenced yard featuring a firepit area, storage sheds, and convenient parking. Enjoy all the lifestyle benefits Deer Run and neighboring Queensland have to offer including proximity to schools, parks, pathways, the Bow River, shopping, and quick access to major roadways like Deerfoot Trail making commuting a breeze. A fantastic opportunity to get into a great neighborhood at an attractive price point, book your private showing today and imagine the possibilities. **\*\*NO CONDO FEES\***