



**115 Deerfield Drive SE  
Calgary, Alberta**

**MLS # A2295370**



**\$320,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

2 BED 1 BATH!! 3 LEVEL SPLIT CONDO!! PRIME DEER RIDGE LOCATION!! TOTAL LIVING AREA 1318 SQFT!! Welcome to this well-laid-out 3 level split condo in the desirable community of Deer Ridge! As you enter, you're greeted by a living room, perfect for relaxing or entertaining. The upper level features a functional dining area and kitchen, along with two comfortable bedrooms and a 4pc bath. The lower level offers a spacious rec room—ideal for a media space, home office, or gym—plus additional storage to keep everything organized. Located on a main street with plenty of front street parking, plus an assigned stall at the back next to the walkway, and a nice-sized yard as well. Located just minutes from schools, shopping, and the beautiful Sikome Lake, this home is perfect for first-time buyers, downsizers, or investors looking for a great opportunity in a well-established neighbourhood. Don't miss your chance to own in a fantastic location!!