



**230 Deerpoint Lane SE  
Calgary, Alberta**

**MLS # A2300887**



**\$310,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d45
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters		

**Inclusions:** N/A

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY APRIL 18TH FROM 11AM-2PM\*\*** Affordable opportunity in the heart of Deer Run! Welcome to this charming and well-cared-for 2-bedroom, 1.5-bath townhouse offering a perfect blend of comfort, functionality, and value. When you walk in, you're greeted by a bright and spacious living room filled with natural light from large windows, creating a warm and inviting atmosphere. The renovated kitchen features rich mocha cabinetry extending to the ceiling, paired with sleek black appliances—including an electric stove, built-in dishwasher, fridge, and hood fan—complemented by a matching black sink for a clean, cohesive look. Upstairs, you'll find two generously sized bedrooms, including a primary that easily fits a king-sized bed and offers ample closet space. The second bedroom includes a walk-in closet and works perfectly as a home office or guest room. A full 4-piece bathroom completes the upper level. Step outside to your private, fenced backyard—ideal for relaxing, entertaining, or letting pets enjoy the space. The patio area is ready for your outdoor setup, while the low-maintenance yard keeps things easy. An assigned parking stall is just steps away, with additional parking conveniently located nearby. The unfinished basement provides excellent potential for future development—whether you envision a rec room, home office, or extra storage space. Located in the desirable community of Deer Ridge, you'll love the convenience and lifestyle this area offers. Enjoy quick access to shopping, restaurants, schools, parks, and playgrounds—all within walking distance. Plus, you're just minutes from Fish Creek Provincial Park, one of Calgary's largest and most beautiful green spaces, perfect for walking, biking, and year-round outdoor activities. Whether

you're a first-time buyer, investor, or looking to downsize, this is an incredible opportunity to own in a well-established, family-friendly neighbourhood. Don't miss your chance—this one is a must-see!