



221 Deerpoint Lane SE
Calgary, Alberta

MLS # A2304085



\$379,000

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Deer Ridge | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,168 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 410 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | M-CG d45 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Pantry, Storage, Vinyl Windows | | |

Inclusions: N/A

****Open House Saturday, April 25 12:00pm-3pm**** | Don't miss this attractively priced and thoughtfully renovated 2-bedroom + den END UNIT boasting 1,168 square feet of bright, open living area. Recent updates provide peace of mind and modern appeal, including newer flooring, newer windows, a full kitchen renovation, and updated fencing. On the main floor you will be immediately greeted with a sunny and spacious living room flowing into renovated kitchen and dining room with sliding patio doors. The upstairs features a generous sized primary bedroom, 4 piece bathroom, second bedroom and a versatile den. Enjoy your south facing private backyard, which features a beautiful stamped concrete patio for a low-maintenance outdoor retreat. Fantastic walkability defines this location, as you are just steps away from coffee, groceries, fuel, entertainment, and parks. Living stays affordable with low condo fees and convenience is unmatched with your parking stall located just a couple of steps from your door. With unlimited street parking right outside, in-suite laundry, and plenty of storage, this home is as practical as it is charming. Flexible possession is available, so don't miss out—call your favorite Realtor TODAY for more information!