



**GRASSROOTS**  
REALTY GROUP

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**191 Deerview Way SE  
Calgary, Alberta**

**MLS # A2200618**



**\$489,900**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Outside, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** SHED

2 STOREY 3 BEDROOM 1 1/2 BATHS ATTACHED HOME ON A HUGE SUNNY PIE SHAPED LOT. CLOSE TO SCHOOLS, SHOPPING AND FISH CREEK PARK AND EASY ACCESS TO MAIN ACCESS ROADS. PATIO DOORS OFF THE KITCHEN TO A LARGE DECK 23' X 9' FEET. THE HOME HAS A SUPER LARGE SOUTH FACING PIE SHAPED LOT.