

# \$535,000 - 241 Deerview Drive Se, Calgary

MLS® #A2200290

**\$535,000**

3 Bedroom, 2.00 Bathroom, 1,259 sqft  
Residential on 0.08 Acres

Deer Ridge, Calgary, Alberta

Welcome to this charming two-storey, 1,258 sq. ft. home featuring 3 bedrooms, 2 bathrooms, and a finished basement, located in the desirable neighborhood of Deer Ridge.

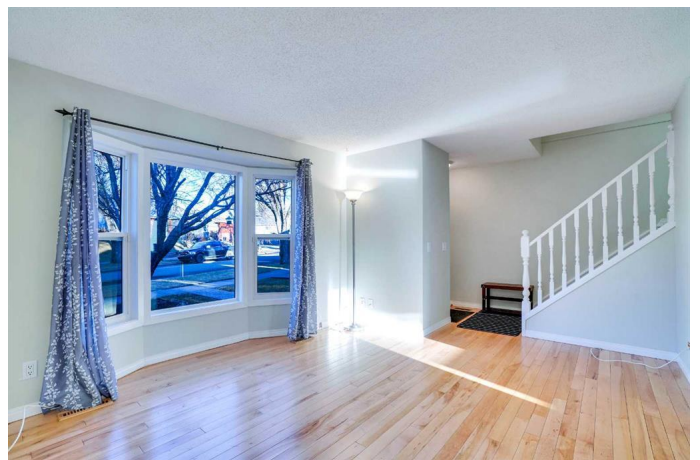
The location is ideal, with easy access to Deerfoot Trail, numerous schools, shopping (less than 5 minutes away), Bus stop ( 3 min) and nearby conveniences such as Co-op, No Frills, Starbucks, pubs, and Fish Creek Park. Amazing hockey rink and pleasure skating area near by.

Inside, you'll find a spacious living room with hardwood floors and large bay windows that offer plenty of natural light. The practical, functional layout features newer vinyl windows (2013) Hot water tank (2018, brand-new carpet (2025), and fresh paint on walls, ceilings and doors (2025) The kitchen offers ample storage with white cabinetry, a flat-top electric stove, side-by-side fridge, a good-sized pantry, microwave, and built-in dishwasher.

Just off the kitchen is a generous dining area with a wood-burning fireplace and elegant double French doors leading to the large, private backyard.

Upstairs, the home features three bedrooms, including a spacious primary bedroom with ample walk-in closet. Two additional bedrooms are conveniently located across from the 4-piece bathroom, which includes a jet tub/shower combo.

The fully finished basement boasts a large family room with natural wood walls, making it perfect for entertaining or as a man cave.



There's also plenty of storage, along with a washer/dryer and an included large deep freeze.

The expansive southwest-facing backyard is a private, peaceful retreat, perfect for outdoor activities, with a BBQ, firepit, and a large garden area ideal for growing your own organic vegetables. A 20' x 22' double detached garage, partially insulated and wired, provides additional storage or workspace. This is an incredible value for a southeast detached home, perfect for the next family to call it their own. Check out the 3D tour or contact your real estate agent to schedule a showing!

Built in 1983

### **Essential Information**

MLS® #	A2200290
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	241 Deerview Drive Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J 6W7

### **Amenities**

Utilities Cable Connected, Electricity Available, Electricity Connected, High Speed Internet Available, Natural Gas Available, Sewer Connected, Water Available

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Soaking Tub, Vinyl Windows, French Door

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Fire Pit, Garden, Private Yard, Barbecue

Lot Description Back Lane, Front Yard, Garden, Landscaped, Lawn, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 9th, 2025

Days on Market 26

Zoning M-CG d30

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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