



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**183 DEERFIELD Drive, Calgary T2J 7B7**

MLS®#: **A2176680**

Area: **Deer Ridge**

Listing Date: **11/01/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**777**

Year Built:

**1989**

Low Sqft:

**777**

Lot Information

Lot Sz Ar:

Ttl Sqft:

**777**

Lot Shape:

DOM

**32**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.0 (2 0)**

Style:

**3 Level Split, Side by Side**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Assigned, Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Entrance, Private Yard, Storage**

Construction:

**Concrete, Vinyl Siding, Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 11`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`6" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 5`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 9`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 8`0"</b>
<b>Living Room</b>	<b>Basement</b>	<b>16`3" x 11`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 8`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$428**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **9011024**

Remarks

Pub Rmks: **ALL POLY B HAS BEEN REPLACED!!! Amazing 3 bed, 2 full bath half duplex in Deer Ridge walking distance to Fish Creek Park and the beautiful Bow River! Ideal for downsizers, first time home buyers, or investors. The living room on the main level has a large window providing lots of light and warmth. On the main level you will find the kitchen, eating area, two good sized bedrooms, as well as an updated full bathroom with a level entry shower. On the lower level you will find a large living room, another full bathroom, as well a 3rd bedroom. The backyard has a private deck and patio area with a lush garden for your flowers. Handicap lifts are not staying.**

Inclusions: **none**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







