



THE
A-TEAM

**RE/MAX
FIRST**

231 DEERPOINT Lane, Calgary T2J 6M6

MLS® #: **A2183567**

Area: **Deer Ridge**

Listing Date: **12/15/24**

List Price: **\$385,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,118**
Low Sqft:
Ttl Sqft: **1,118**

DOM

6
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed,Stucco**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	18`0" x 9`10"	Bedroom	Upper	9`3" x 8`9"
Bedroom	Upper	9`10" x 8`8"			

Legal/Tax/Financial

Condo Fee:
\$407

Title:
Fee Simple

Zoning:
M-CG

Fee Freq:
Monthly

Legal Desc: **8211697**

Remarks

Pub Rmks: **Welcome to 231 Deerpoint Lane SE, an impeccably maintained end-unit townhouse nestled in the serene community of Deer Ridge. This rare three-bedroom, one-and-a-half-bathroom residence offers a harmonious blend of comfort and convenience, making it an ideal haven for families and professionals alike. As you step inside, you'll be greeted by a bright and spacious living room, adorned with oversized windows that bathe the space in natural light. The well-appointed kitchen boasts ample storage and generous counter space, seamlessly connecting to a dining area perfect for hosting gatherings. Through the back door leads to your private south-facing backyard oasis, an idyllic retreat for relaxation and outdoor enjoyment. Upstairs, discover three generously sized bedrooms and a pristine full bathroom. The primary bedroom comfortably accommodates a king-size bed and offers additional space for a cozy reading nook or dressing area. Pride of ownership is evident throughout this home, reflecting meticulous care and attention to detail. Situated just steps away from schools, shopping centers, playgrounds, and the picturesque Fish Creek Park, this location caters to all your lifestyle needs. Commuting to downtown Calgary is a breeze, with an approximate 20-minute drive or convenient access via public transit. Families will appreciate the proximity to schools, including Don Bosco Elementary & Junior High School and Wilma Hansen Junior High School, both serving the Deer Ridge community. This exceptional townhouse presents a unique opportunity to experience comfortable living in a sought-after neighborhood. Don't miss the chance to make 231 Deerpoint Lane SE your new home.**

Inclusions: **Dishwasher, Electric Stove, Refrigerator, Washer, Dryer**
Property Listed By: **The Real Estate District**

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





