

## 179 DEERFIELD Drive, Calgary T2J 7B7

MLS®#:	A2196990	Area:	Deer Ridge	Listing	02/25/25	List Price: <b>\$395,000</b>
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



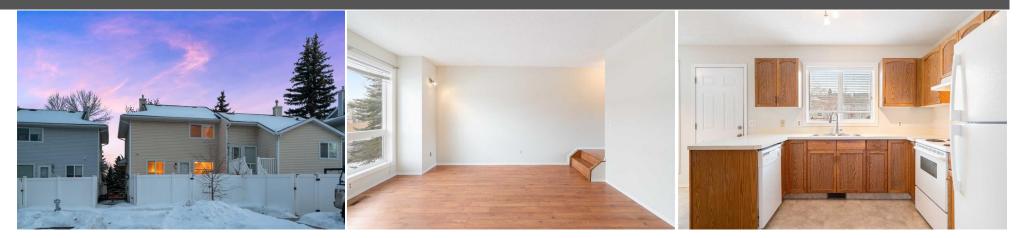
eral Information				DOM		
	<b>_</b>			DOM		
Type:	Residential			0		
Туре:	Semi Detached	l (Half		<u>Layout</u>		
	Duplex)	Finished Floor Ar	ea	Beds:	3 (3 )	
Town:	Calgary	Abv Sqft:	1,153	Baths:	2.0 (1 2)	
Built:	1989	Low Sqft:		Style:	2 Storey, Side by Side	
<u>nformation</u>		Ttl Sqft:	1,153			
Sz Ar:				Darking		
Shape:				Parking		
in a p e i				Ttl Park:	1	
				Garage Sz:		
SS:						
eat:	Back Yard,Street Lighting					
Feat:	Assigned,Off S	treet,On Street,Paved	,Stall			

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Central Lighting,Private Entrance,Sto	rage	Construction: Stucco,Vinyl Siding,Wood I Flooring: Linoleum,Vinyl,Vinyl Plank Water Source: Fnd/Bsmt:		
Kitchen Appl: Int Feat: Utilities:		Dryer,Electric Range,Range Hood,Refrigerat ngs,Built-in Features,Ceiling Fan(s),Closet (	· · · •	'inyl Windows	
Room 2pc Bathroom Kitchen 4pc Bathroom Bedroom 2pc Bathroom Game Room	Main Upper Upper	Dimensions 10`5" x 23`3" 33`4" x 31`2" 16`2" x 28`2" 30`1" x 38`10" 21`7" x 28`5" 40`5" x 36`11"	Room Dining Room Living Room Bedroom Bedroom - Primary Family Room Furnace/Utility Room Legal/Tax/Financial	<u>Level</u> Main Main Upper Upper Basement Basement	Dimensions 32`7" x 30`11" 51`8" x 44`0" 33`8" x 30`11" 47`7" x 30`11" 43`9" x 41`7" 21`11" x 36`8"

Condo Fee: <b>\$472</b>		Title: <b>Fee Simple</b>	Zoning: <b>M-CG</b>	
		Fee Freq: <b>Monthly</b>		
Legal Desc:	9011024	Hondiny		
		Rema	<s< th=""><th></th></s<>	
Pub Rmks: Inclusions: Property Listed By:	modern upgrades and engineered hardwood the entire family. Plus piping, ensuring a has coat of paint. Outdood backyard is set for en a fantastic community	I thoughtful touches throughout, making it the floors and a spacious kitchen with plenty of p s, you'll love the ample storage this home offer ssle-free homeownership experience. The new r lovers will appreciate the private backyard, of tertaining or simply unwinding. You also have y, this home offers quick access to Fish Creek er Ridge's excellent commercial amenities, inc pht-after location!	etached home, which is a part of Deerfield Green, and in a prime location! This ge perfect place to call home. Step inside to an inviting open-concept floorplan feat rep and storage space. Upstairs, all three bedrooms are generously sized, provid s throughout! Enjoy peace of mind with newer windows and a complete replacen er fridge adds to the convenience of this well-maintained property which just reco- omplete with a brand-new deck, fresh sod, a new fence, and a storage shed—perf the benefit of assigned parking in the back for easy and quick access to your veh 'ark and the Bow River Pathway System, making it an outdoor enthusiast's drean uding shopping, dining, and more. Don't miss this opportunity to own a beautiful	turing ing comfort for nent of Poly B eived a new fect. This nicle. Located in n. Plus, you're

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







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