



THE
A-TEAM

**RE/MAX
FIRST**

179 DEERFIELD Drive, Calgary T2J 7B7

MLS® #: **A2196990**

Area: **Deer Ridge**

Listing Date: **02/25/25**

List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,153

Year Built:

1989

Low Sqft:

Ttl Sqft:

1,153

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

0

Layout

Beds:

3 (3)

Baths:

2.0 (1 2)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Street Lighting

Assigned,Off Street,On Street,Paved,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

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

Construction:

Stucco,Vinyl Siding,Wood Frame

Flooring:

Linoleum,Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Beamed Ceilings,Built-in Features,Ceiling Fan(s),Closet Organizers,Open Floorplan,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	10`5" x 23`3"
Kitchen	Main	33`4" x 31`2"
4pc Bathroom	Upper	16`2" x 28`2"
Bedroom	Upper	30`1" x 38`10"
2pc Bathroom	Basement	21`7" x 28`5"
Game Room	Basement	40`5" x 36`11"

Room	Level	Dimensions
Dining Room	Main	32`7" x 30`11"
Living Room	Main	51`8" x 44`0"
Bedroom	Upper	33`8" x 30`11"
Bedroom - Primary	Upper	47`7" x 30`11"
Family Room	Basement	43`9" x 41`7"
Furnace/Utility Room	Basement	21`11" x 36`8"

Legal/Tax/Financial

Condo Fee:
\$472

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9011024**

Remarks

Pub Rmks: **Welcome to this beautifully updated 3-bedroom, 3-bathroom semi-detached home, which is a part of Deerfield Green, and in a prime location! This gem offers modern upgrades and thoughtful touches throughout, making it the perfect place to call home. Step inside to an inviting open-concept floorplan featuring engineered hardwood floors and a spacious kitchen with plenty of prep and storage space. Upstairs, all three bedrooms are generously sized, providing comfort for the entire family. Plus, you'll love the ample storage this home offers throughout! Enjoy peace of mind with newer windows and a complete replacement of Poly B piping, ensuring a hassle-free homeownership experience. The newer fridge adds to the convenience of this well-maintained property which just received a new coat of paint. Outdoor lovers will appreciate the private backyard, complete with a brand-new deck, fresh sod, a new fence, and a storage shed—perfect. This backyard is set for entertaining or simply unwinding. You also have the benefit of assigned parking in the back for easy and quick access to your vehicle. Located in a fantastic community, this home offers quick access to Fish Creek Park and the Bow River Pathway System, making it an outdoor enthusiast's dream. Plus, you're just minutes from Deer Ridge's excellent commercial amenities, including shopping, dining, and more. Don't miss this opportunity to own a beautifully upgraded home in a highly sought-after location!**

Inclusions: **Shed**
Property Listed By: **Royal LePage Benchmark**

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







179 Deerfield Dr SE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1153.27 sq ft



0 1 2 3 4 5 6 7 8 9 10 m

Main Floor
 Exterior Area 575.03 sq ft

2nd Floor
 Exterior Area 577.03 sq ft

Basement (Below Grade)
 Exterior Area 423.79 sq ft

PREPARED: 2020/02/22

While reports are included from AIA floor plans in CALICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

