

# \$449,900 - 259 Deerview Drive Se, Calgary

MLS® #A2249684

## \$449,900

3 Bedroom, 2.00 Bathroom, 1,347 sqft

Residential on 0.09 Acres

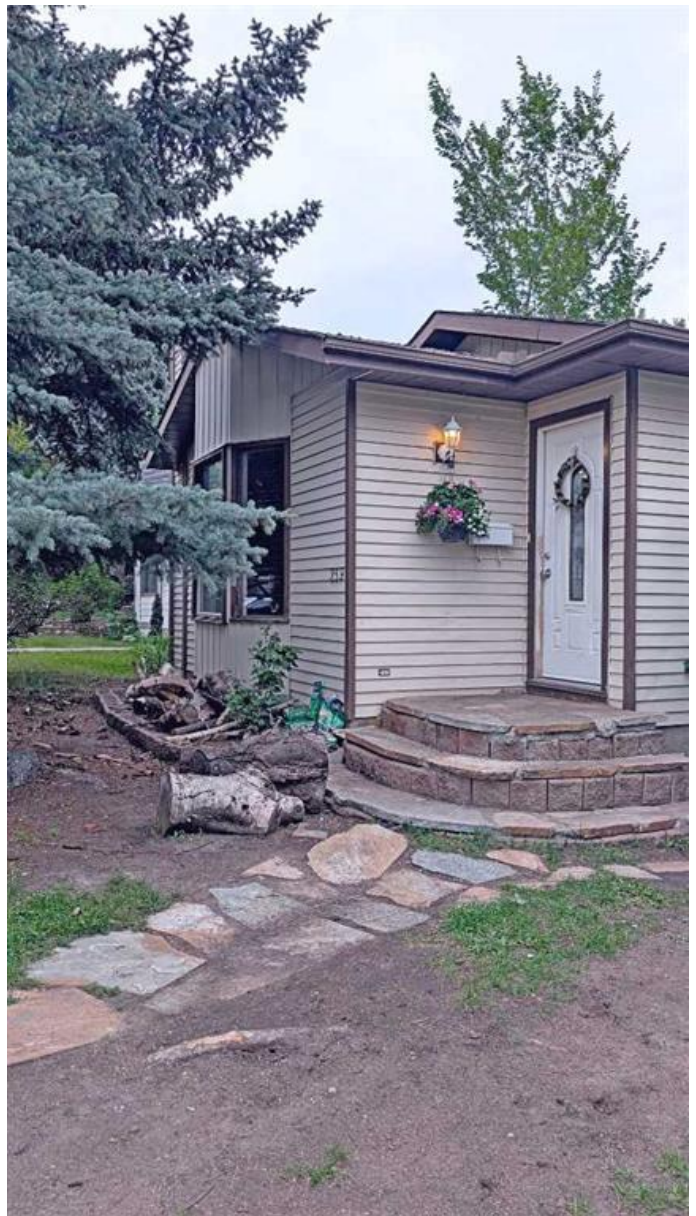
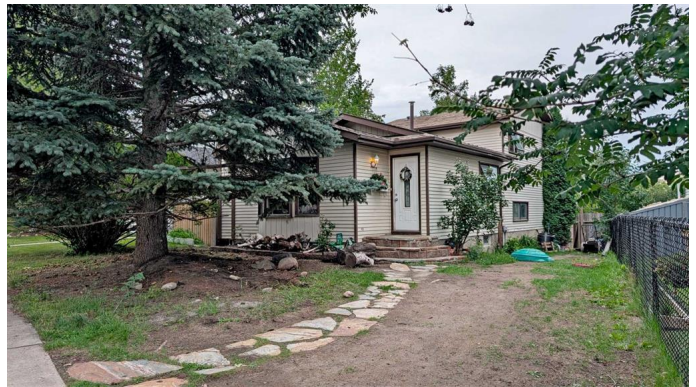
Deer Ridge, Calgary, Alberta

Discover the charm and potential of this 3 BEDROOM and 2 full washroom 4 level SPLIT with WALKOUT FROM 3RD LEVEL to the SOUTH BACK YARD. With a touch of TLC and thoughtful updates and renovations, this house can be transformed into a stunning home tailored to your vision. Whether you're dreaming of a modern open-concept design, a cozy family retreat, or a stylish investment property, the bones are here—just waiting for your creativity. Enjoy the family friendly well-established community, proximity to Don Bosco School with an outdoor skating rink, Deer Valley Market Place and Deer run Plaza, Sicome Lake, Fish Creek. It is steps from walking and biking paths, parks, the community centre with a tennis court. Enjoy easy access to major roads and public transit making your daily commute a breeze while staying connected to everything Calgary has to offer.

Built in 1984

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249684  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,347     |
| Acres          | 0.09      |



|            |               |
|------------|---------------|
| Year Built | 1984          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 259 Deerview Drive Se |
| Subdivision | Deer Ridge            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J 6W7               |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 1                                                                |
| Parking        | Garage Faces Rear, Off Street, On Street, Single Garage Detached |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Closet Organizers, Storage, Wood Windows                        |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                           |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Family Room, Marble, Wood Burning                               |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Metal Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | M-CG d30          |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|



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