

83 Deerview Way SE  
Calgary, Alberta

MLS # A2239214



**\$539,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

**OPENHOUSE: JULY 12TH, 12-3PM \*\*Welcome to Your Next Chapter in Deer Ridge\*\*** Step into a home that feels just right. Nestled in the heart of the family-friendly Deer Ridge community, this beautifully renovated 5-bedroom, 2-bathroom duplex blends comfort, modern upgrades, and an unbeatable location. From the moment you walk in, you're welcomed by warm natural light, an open-concept layout, and thoughtful touches that make everyday living a joy. The main floor offers a bright, spacious living room, an inviting dining area, and a stylishly updated kitchen—perfect for hosting friends or enjoying quiet family dinners. Three generously sized bedrooms and a modern full bath complete this level. Downstairs, the fully developed basement expands your living space with a cozy family room, another renovated bedroom, and a second full bathroom. There's even a fifth bedroom—currently used for storage—that's ready for finishing touches. A dedicated laundry area, mechanical room, and plenty of extra storage ensure everything has its place. Step outside to a sun-soaked retreat with a large paved patio, ideal for weekend BBQs, morning coffee, or watching the sunset after a long day. There's tons of room to play, garden, or even build a garage if you choose. Alley access makes that easy. And if you need parking, the yard was once a parking pad and could be converted back. But it's not just about the home—it's the lifestyle. Just across the street, you'll find a school field and an outdoor skating rink. And you're only a 10-minute stroll from the breathtaking trails and river views of Fish Creek Park—your nature escape right in the city. Whether you're raising a family or investing in a thriving Calgary community, this home checks all the boxes. \*\*Come see it for yourself.

This one feels like home.\*\*