



40, 14736 Deerfield Drive SE
Calgary, Alberta

MLS # A2282244



\$225,000

Division:	Deer Run		
Type:	Residential/Other		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions: N/A			

Opportunity knocks with this bungalow style townhome, a strong fit for investors or a handyman ready to add value. The main level offers a spacious one bedroom layout with the option to reconfigure back to two bedrooms, based on the original floor plan. A fully finished basement adds extra living space and includes an additional bedroom. Major mechanical updates include a newer hot water tank and furnace, helping reduce near term capital expenses. The home faces a school field, offering open views and added privacy. This private end unit features a fenced yard, ideal for tenants or future resale appeal. The property includes a four piece bathroom and two assigned parking stalls. Original finishes throughout provide a blank slate for renovation and customization. A solid value with upside for the right buyer. This complex is ideally located just minutes from Fish Creek Park, the Bow River, and Sikome Lake, with access to scenic pathways, parks and natural green space to explore.