

# \$385,000 - 36 Deerview Way Se, Calgary

MLS® #A2212072

**\$385,000**

3 Bedroom, 1.00 Bathroom, 897 sqft  
Residential on 0.07 Acres

Deer Ridge, Calgary, Alberta

This inviting end-unit attached home is located directly behind Don Bosco School, with Wilma Hansen School just across the street—making it a great choice for families with children. You’re also just a 5-minute walk to Yellow Slide Park, and close to Fish Creek Park and a variety of shopping amenities, providing convenience and a family-friendly lifestyle. Plus, it’s only a 5-minute drive to the newly expanded Deer Valley Marketplace, now home to THE BIG BOX—an exciting indoor playground—a NEW DAYCARE CENTER, and the soon-to-open CRUNCH FITNESS gym, offering fantastic options for both family fun and personal wellness just minutes from your door.

The home offers great potential for young families or first-time buyers, featuring TWO DEDICATED PARKING SPACES at the back, along with TWO STORAGE SHEDS—perfect for organizing tools, seasonal items, or hobby gear. There’s also a SIDE DECK, offering a perfect spot for outdoor relaxation. Gardening enthusiasts will love the FLOWER PLANTERS at both the front and back of the home, ready for your personal touch.

Inside, LARGE, UPDATED WINDOWS let in plenty of natural light, creating a warm and welcoming feel throughout. The PARTIALLY FINISHED BASEMENT offers tons of FLEXIBLE SPACE—ideal for a HOME



OFFICE, REC ROOM, GYM, or future development to suit your needs.

DONâ€™T MISS OUT ON THIS INCREDIBLE OPPORTUNITYâ€”BOOK YOUR SHOWING TODAY!

Built in 1981

### Essential Information

MLS® #	A2212072
Price	\$385,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	897
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	36 Deerview Way Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6K2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	5
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
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