

# \$424,777 - 187 Deerview Way Se, Calgary

MLS® #A2254653

**\$424,777**

3 Bedroom, 1.00 Bathroom, 975 sqft  
Residential on 0.08 Acres

Deer Ridge, Calgary, Alberta

Your Home Sweet Home Awaits! This charming 930 sq.ft. semi-detached bungalow is full of character, move-in ready but still with room to build equity! Ideally located on a quiet street within walking distance to schools, shopping, parks, and transit, this home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy the beautifully landscaped, fenced lot with mature trees, perennials, and a welcoming front verandahâ€”perfect for morning coffee or relaxing evenings. Step inside to discover a bright living room, a spacious dining area, and a functional kitchen with black appliances. The main floor also features a renovated 4-piece bathroom, a generous secondary bedroom, and a huge 23â€™ x 11â€™ primary retreat with direct access to the large back deck. The lower level provides incredible flexibility with 2 additional bedrooms, a family room, and laundry/storage spaceâ€”ideal for guests, a home office, or a growing family. Upgrades include newer flooring, updated main bath, newer furnace, central A/C, and basement windows. The private, pie-shaped lot offers plenty of opportunity for some sweat equity and room for a future double or triple garage. There are still some things that could be done now or later. New upper windows, needs a paint job and possibly some new carpet. We are trying to straight forward with you so that you know what to expect. With Fish Creek Park and the cityâ€™s extensive pathway system nearby, plus easy access to plenty of



amenities”this home truly combines comfort, convenience, and community. Do some work and reap the benefit.

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254653               |
| Price          | \$424,777              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 975                    |
| Acres          | 0.08                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 187 Deerview Way Se |
| Subdivision | Deer Ridge          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 3R8             |

**Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                               |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Level |
| Roof              | Asphalt                               |
| Construction      | Brick, Vinyl Siding                   |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 27                  |
| Zoning         | M-CG d38            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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