

**100 Deerpoint Road SE**  
**Calgary, Alberta**

**MLS # A2202790**



**\$388,000**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer & Dryer

Welcome to this bright and spacious corner-unit townhome in the desirable community of Deer Ridge! Offering three large bedrooms, a private rear patio, and an assigned parking stall, this home is perfect for families, first-time buyers, or investors. Step inside to a bright main level featuring an open-concept living and dining area, where the dining room's sliding glass door leads to your private patio—perfect for outdoor relaxation. The spacious kitchen offers ample cabinetry and a large window overlooking the back patio, making meal prep a delight, while a convenient 2-piece guest bathroom completes the main floor. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom with a tub/shower combo—ideal for families or those needing extra space. The basement offers additional storage and a laundry area, providing great flexibility for your needs. Located in Deer Ridge, this home is steps from parks, walking trails, excellent schools, playgrounds, and sports fields nearby. Plus, enjoy the convenience of shopping, restaurants, and transit options, with easy access to major roadways and Fish Creek Provincial Park, making this location both peaceful and well-connected. Don't miss out on this fantastic opportunity—schedule your viewing today!