

56 Deerview Place SE  
Calgary, Alberta

MLS # A2227157



**\$629,900**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Rectangular Lot, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Wet Bar		

**Inclusions:** shed, vacuum system & attachments

OPEN HOUSE SAT JUNE 13 2-4 PM Parkside Gem in a Prime Location &ndash; Overlooking Yellowslide Park. Welcome to this charming 1,352 sq ft bungalow ideally situated on a quiet cul-de-sac in one of Calgary&rsquo;s most vibrant and family-friendly communities, offering picturesque views and direct access to tennis courts, pickleball, a soccer field, and playground &ndash; right across the street! Step inside to discover a sunny, south-facing great room featuring a classic brick-faced fireplace, seamlessly flowing into a west-facing dining area bathed in natural light &ndash; perfect for entertaining or relaxing with loved ones. Gleaming hardwood floors enhance the warmth and character throughout. The spacious country-style kitchen offers ample cabinet space and overlooks the patio. Three generous bedrooms on the main level include a primary suite with 3-piece ensuite and a walk-in closet. A 4-piece main bathroom completes the main level. A separate rear entry leads to the fully developed basement, where you'll find a large family room, wet bar, and a Franklin-style wood-burning stove &ndash; an ideal space for cozy nights or casual get-togethers. Two additional rooms with walk-in closets (windows not egress-sized) offer excellent space for guests, hobbies, or a home office, alongside a 3-piece bathroom. Step outside to enjoy your morning coffee on the south-facing front deck with beautiful park views, or host summer BBQs in the private backyard featuring mature trees, a concrete patio, grassy play area, shed, parking pad, and paved rear alley access. Key features & updates include: Furnace (2012), Hot Water Tank (2023), with (copper piping), Non-smoking, well-maintained home Just a short walk to Don Bosco and Wilma Hansen schools, with Fish Creek Park minutes away for nature lovers. Enjoy quick access to major routes, nearby

grocery stores, transit, and walking/biking paths. The strong local community association hosts events like movie nights in the park – hotdogs and drinks included! This is a home full of heart, offering comfort, potential, and one of the best locations in the neighborhood!