

\$649,900 - 111 Deer Ridge Way Se, Calgary

MLS® #A2216022

\$649,900

5 Bedroom, 2.00 Bathroom, 1,076 sqft
Residential on 0.09 Acres

Deer Ridge, Calgary, Alberta

Great opportunity in the sought-after community of Deer Ridge! This spacious and well-maintained 4-level split offers both a 5-bedroom main residence and a fully legal 2-bedroom basement suite, makes for an ideal rental property, or live up, and rent down. Located on a quiet street, the property is walking distance to schools, grocery stores, restaurants, transit, and the scenic trails of Fish Creek Park.

The upper two levels feature three good-sized bedrooms, a 4-piece bathroom, and an open main floor with a bright living room, dining area, and a functional kitchen with plenty of cabinet space and natural light. Fresh paint and updated flooring make the space feel move-in ready.

The lower two levels have been professionally renovated into a legal suite with a private entrance, a large modern kitchen, spacious living area, two bedrooms, and a full bathroom. There's also in-suite laundry, making this an excellent mortgage helper.

Additional updates include a new hot water tank and a new electrical panel, providing peace of mind and long-term value.

Outside, the oversized yard offers a concrete patio, the view of many mature trees, and lots of space for outdoor enjoyment or future garage development. There's also ample



off-street parking.

With a legal suite, great layout, recent updates, and a prime location near Fish Creek Park, this is a rare find in an established, family-friendly neighbourhood.

Built in 1979

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2216022 |
| Price | \$649,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,076 |
| Acres | 0.09 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 111 Deer Ridge Way Se |
| Subdivision | Deer Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 5Y7 |

Amenities

| | |
|----------------|----------------------|
| Parking Spaces | 2 |
| Parking | Asphalt, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Quartz Counters, Recessed Lighting, Separate Entrance, Storage |
| Appliances | Built-In Electric Range, Dishwasher, Electric Stove, Oven-Built-In, Range |

| | |
|--------------|--|
| | Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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