

# \$634,900 - 111 Deer Ridge Way Se, Calgary

MLS® #A2216022

**\$634,900**

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          | \$634,900     |
| 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        | Parking Pad, Asphalt |

**Interior**

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

|              |   |
|--------------|---|
|              | Washer/Dryer Stacked, Window Coverings, Built-In Electric Range |
| 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 | 67            |
| Zoning         | R-CG          |

## Listing Details

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

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