

# \$495,000 - 32 Deerfield Drive Se, Calgary

MLS® #A2260574

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.11 Acres

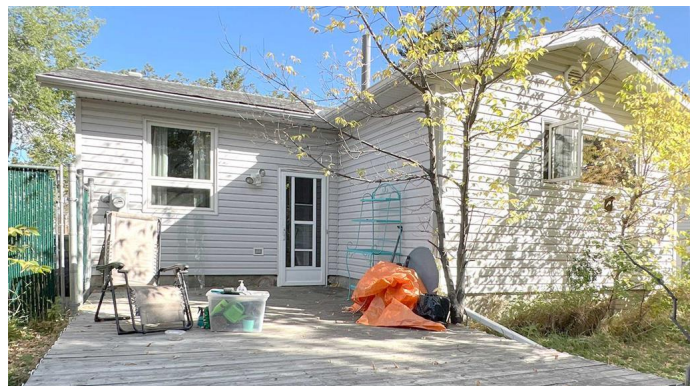
Deer Ridge, Calgary, Alberta

**\*\*\*HANDYMAN SPECIAL\*\*\***. Loads of potential in this 1,090 sq. ft. 3 bedroom bungalow on a charming tree-lined street in Deer Ridge!

Looking for an investment opportunity? This is your chance to get into Deer Ridge at a fantastic price. Fix and flip, or fix and live in this 3-bedroom, 1+1 bathroom home in a great location. **BONUS:** there's a separate entrance to the lower level! This property is ideal for buyers looking to build equity, renovators seeking a project, or anyone ready to transform a well-loved home into their forever masterpiece.

**INSIDE**, you'll find a nicely sized kitchen with a breakfast nook, two pantries, and plenty of cabinets and counter space. The bright living room features a large front window, and the main floor offers three bedrooms plus a full bathroom with a new bathtub faucet and shower head. It's had a few bumps though and will benefit from sweat equity to restore it to its full potential.

The **LOWER LEVEL** was previously developed (still needs a bit of work) and includes partial drywall, a large L-shaped rec room, a bedroom (window not egress), an office or hobby room, laundry, storage, and a full 3-piece bathroom. The large open area also features a freestanding gas stove with fan and thermostat.



OUTSIDE, the home has great curb appeal and is in solid shape.

The WEST FACING BACKYARD is designed for entertaining and outdoor living—private, treed, and perfect for summer gatherings. Enjoy beautiful evening sunsets from the huge deck with a gas hookup for your BBQ, surrounded by mature trees and enhanced privacy with no rear alley. There’s also a 9'9" x 6'6" garden shed for extra storage.

The property has a long paved driveway that fits two cars, with potential to build a garage. There is also plenty of street parking.

The roof was redone in 2022. NOTE: ceiling stain in primary bedroom is from an old leak, now repaired. There is city-checked water and sewer lines with no cracks, a recently inspected water heater, and the furnace blower motor was replaced about five years ago.

The home is conveniently located close to schools, parks, pathways, shopping, Deer Valley Market, community centres, and the endless recreation of Fish Creek Provincial Park and Sikome Lake, with easy access to both Macleod Trail and Deerfoot Trail. Short possession is available, making this an ideal family home or investment property ready for your personal touch.

Built in 1981

**Essential Information**

MLS® #	A2260574
Price	\$495,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,091
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	32 Deerfield Drive Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6M1

### Amenities

Utilities	Electricity Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad, Asphalt

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Street Lighting, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 29th, 2025
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Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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