

\$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	64
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.