

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

MLS® #A2243975

**\$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® #         | A2243975      |
| 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        | 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    | July 28th, 2025 |
| Days on Market | 24              |
| 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.