

# \$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	Asphalt, Parking Pad

**Interior**

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

	Coverings, Built-In Electric Range, Oven-Built-In, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, 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	50
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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