



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

111 Deer Ridge Way SE
Calgary, Alberta

MLS # A2216022



\$634,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,076 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		

Inclusions: Storage shed

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.