



**75 Deerfield Drive SE
Calgary, Alberta**

MLS # A2302240



\$364,900

Division:	Deer Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this well cared for 3-bedroom townhouse in the established community of Deer Ridge—an ideal opportunity for first-time buyers or young families looking for a place to call home. This home has been consistently maintained and offers the kind of updates that matter, including central A/C, a newer high-efficiency furnace, hot water tank, and an updated deck—allowing you to move in with confidence. The main level features a sunny living room and a bright kitchen with eating area, along with patio doors that lead directly to your private backyard—perfect for kids, pets, or simply enjoying some outdoor space. Upstairs, you’ll find a spacious primary bedroom with a large closet, along with two additional bedrooms and a recently updated bathroom. The layout is well suited for growing families or those needing a bit of extra space. The developed basement adds valuable flexibility with a rec room that works well as a kids’ play area, TV room, or home office. Set within a well-run, pet-friendly complex and located close to parks, schools, and everyday amenities, this is a great opportunity to get into a welcoming, family-oriented neighbourhood. A solid home in a great location—ready for its next chapter.