



**14767 Deer Ridge Drive SE
Calgary, Alberta**

MLS # A2304551



\$624,900

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|------------------|---|---------------|-------------------|
| Division: | Deer Ridge | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,122 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Concrete Driveway, Double Garage Detached, Driveway, Garage Door Open | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Street Lighting | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: List of furnitures with each unit

Welcome to this fully developed 4-level split in the desirable community of Deer Ridge, offering a rare live-up, rent-down opportunity with a functional layout and separate access to the lower levels. The main floor features a bright, open living space with large front windows, a dining area, and a kitchen with convenient main floor laundry and a recently updated washer and dryer. Durable luxury vinyl plank flooring runs throughout the main and upper levels. Upstairs offers three well-sized bedrooms and a full 4-piece bathroom. A separate rear entrance leads to the lower two levels, featuring a well-appointed illegal suite with a second kitchen, spacious living area with a cozy gas fireplace, an additional bedroom, a 3-piece bathroom, and a second laundry set. The lower-level cooking range has also been recently replaced. Previously operated as a successful short-term rental, the property includes select furnishings (reach out for a list of items) and offers strong income potential. Previously operated as a successful short-term rental on Airbnb, this property comes with several furnishings included and offers excellent income potential making this a turnkey opportunity for investors or buyers looking to get started with short-term rentals. Outside, enjoy a large private backyard, a separate hangout area behind the double detached garage, and an extended driveway with ample parking. Located just steps from shopping, schools, and parks, and minutes to Fish Creek Provincial Park, this home offers excellent convenience and lifestyle. Ideal for homeowners, investors, or those looking to offset their mortgage. Don't miss this opportunity!