

\$490,000 - 32 Deerfield Drive Se, Calgary

MLS® #A2260574

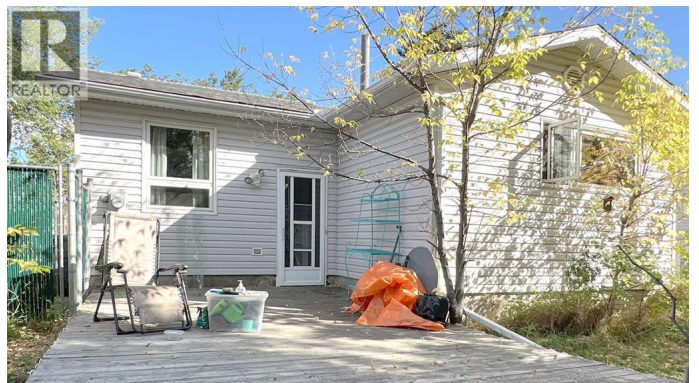
\$490,000

3 Bedroom, 2.00 Bathroom, 1,091 sqft

Single Family on 0.11 Acres

Deer Ridge, Calgary, Alberta

QUICK POSSESSION possible 1,090 sq. ft. 3 bedroom bungalow on a charming tree-lined street in Deer Ridge! Looking for an investment opportunity? This is your chance to get into Deer Ridge at a fantastic price. Fix and flip, or fix and live in this 3-bedroom, 1+1 bathroom home in a great location. BONUS: there's a separate entrance to the lower level! This property is ideal for buyers looking to build equity, renovators seeking a PROJECT HOUSE, or anyone ready to transform a well-loved home into their forever masterpiece. INSIDE, you'll find a nicely sized kitchen with a breakfast nook, two pantries, and plenty of cabinets and counter space. The bright living room features a large front window, and the main floor offers three bedrooms plus a full bathroom with a new bathtub faucet and shower head. It's had a few bumps though and will benefit from sweat equity to restore it to its full potential. The LOWER LEVEL was previously developed (still needs a bit of work) and includes partial drywall, a large L-shaped rec room, a bedroom (window not egress), an office or hobby room, laundry, storage, and a full 3-piece bathroom. The large open area also features a freestanding gas stove with fan and thermostat. OUTSIDE, the home has great curb appeal and is in solid shape. The WEST FACING BACKYARD is designed for entertaining and outdoor living—private, treed, and perfect for summer gatherings. Enjoy beautiful evening sunsets from the huge



deck with a gas hookup for your BBQ, surrounded by mature trees and enhanced privacy with no rear alley. There's also a 9'9" x 6'6" garden shed for extra storage. The property has a long paved driveway that fits two cars, with potential to build a garage. There is also plenty of street parking. The roof was redone in 2022. NOTE: ceiling stain in primary bedroom is from an old leak, now repaired. There is city-checked water and sewer lines with no cracks, a recently inspected water heater, and the furnace blower motor was replaced about five years ago. The home is conveniently located close to schools, parks, pathways, shopping, Deer Valley Market, community centres, and the endless recreation of Fish Creek Provincial Park and Sikome Lake, with easy access to both Macleod Trail and Deerfoot Trail. Short possession is available, making this an ideal family home or investment property ready for your personal touch. (id:6289)

Built in 1981

Essential Information

Listing #	A2260574
Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,091
Acres	0.11
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	32 Deerfield Drive Se
Subdivision	Deer Ridge
City	Calgary

Province	Alberta
Postal Code	T2J6M1

Amenities

Amenities	Park, Playground, Schools, Shopping
Utilities	Electricity, Water
Features	See remarks
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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