

# \$368,000 - 105 Deer Ridge Lane Se, Calgary

MLS® #A2268225

**\$368,000**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Deer Run, Calgary, Alberta

Motivated Seller! Welcome to this spacious and inviting home located in the heart of Deer Ridge. Offering 1,637 square feet of total living space, including developed lower-level square footage, this property combines functionality, comfort, and a convenient location. As you enter the home, youâ€™re welcomed by a bright and cozy main living room, perfect for family gatherings or relaxing evenings. The kitchen and adjacent dining area offer a practical layout for everyday living and entertaining, with 2 piece bath on the main floor. The upstairs features three bedrooms, including a generously sized primary bedroom, as well as a 4-piece bathroom. The basement is partially developed, with lots of possibilities. Enjoy the outdoors in your privately fenced backyard, complete with a patio. Located in the quiet, family-friendly community of Deer Ridge, this home is just steps away from beautiful parks, pathways, and green spaces, including Fish Creek Provincial Park, one of Calgaryâ€™s most beloved natural areas. A daycare is conveniently located just across the road, and the school bus stops right beside itâ€”making morning routines simple and stress-free. Two shopping plaza areas are also within walking distance with Tim Hortons coming soon, adding to the homeâ€™s everyday convenience. Youâ€™ll also enjoy quick access to local schools, shopping at Deer Valley Market Place, recreation at Trico Centre, and convenient transit routes and major roadways for easy commuting. Whether



youâ€™re a first-time buyer, investor, or looking for room to grow, and a great location. Additional Parking stall is \$35.00 monthly (id:6289)

Built in 1981

Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2268225           |
| Price          | \$368,000          |
| Bedrooms       | 3                  |
| Bathrooms      | 2.00               |
| Half Baths     | 1                  |
| Square Footage | 1,165              |
| Acres          | 0.00               |
| Year Built     | 1981               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105 Deer Ridge Lane Se |
| Subdivision | Deer Run               |
| City        | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J6M8                 |

Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping |
| Features       | PVC window, Parking                 |
| Parking Spaces | 1                                   |
| Parking        | Parking Pad                         |

Interior

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer |
| Heating      | High-Efficiency Furnace, Forced air                                                           |
| Cooling      | Central air conditioning                                                                      |
| # of Stories | 2                                                                                             |
| Has Basement | Yes                                                                                           |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Concrete, Stucco, Vinyl siding |
| Exterior Features | Landscaped, Lawn               |
| Construction      | Poured concrete, Wood frame    |
| Foundation        | Poured Concrete                |

**Listing Details**

Listing Office            Keller Williams BOLD Realty



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