

# \$384,000 - 105 Deer Ridge Lane Se, Calgary

MLS® #A2237259

**\$384,000**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential 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

Built in 1981

### Essential Information

MLS® #	A2237259
Price	\$384,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,165
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105 Deer Ridge Lane Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6M8

### Amenities

Amenities	Park, Parking, Playground, Visitor Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, ENERGY STAR Qualified Equipment

Cooling	Central Air, ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	72
Zoning	M-CG d45

## Listing Details

Listing Office	Keller Williams BOLD Realty
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