



## 111 Deer Ridge Way Calgary Alberta

\$634,900

Great opportunity in the sought-after community of Deer Ridge! This spacious and well-maintained 4-level split offers both a 5-bedroom main residence and a fully legal 2-bedroom basement suite, makes for an ideal rental property, or live up, and rent down. Located on a quiet street, the property is walking distance to schools, grocery stores, restaurants, transit, and the scenic trails of Fish Creek Park. The upper two levels feature three good-sized bedrooms, a 4-piece bathroom, and an open main floor with a bright living room, dining area, and a functional kitchen with plenty of cabinet space and natural light. Fresh paint and updated flooring make the space feel move-in ready. The lower two levels have been professionally renovated into a legal suite with a private entrance, a large modern kitchen, spacious living area, two bedrooms, and a full bathroom. There's also in-suite laundry, making this an excellent mortgage helper. Additional updates include a new hot water tank and a new electrical panel, providing peace of mind and long-term value. Outside, the oversized yard offers a concrete patio, the view of many mature trees, and lots of space for outdoor enjoyment or future garage development. There's also ample off-street parking. With a legal suite, great layout, recent updates, and a prime location near Fish Creek Park, this is a rare find in an established, family-friendly neighbourhood. (id:6769)

Kitchen 8.67 Ft x 8.42 Ft  
Dining room 12.67 Ft x 7.33 Ft  
Living room 15.33 Ft x 7.33 Ft  
Laundry room 8.17 Ft x 3.83 Ft  
Bedroom 9.50 Ft x 9.33 Ft  
Bedroom 9.50 Ft x 9.00 Ft  
4pc Bathroom 8.17 Ft x 6.42 Ft  
Kitchen 12.50 Ft x 8.92 Ft

Dining room 13.00 Ft x 8.17 Ft  
Living room 17.17 Ft x 12.17 Ft  
Laundry room 3.00 Ft x 2.83 Ft  
Primary Bedroom 11.83 Ft x 10.25 Ft  
Bedroom 10.92 Ft x 7.42 Ft  
Bedroom 9.42 Ft x 8.58 Ft  
4pc Bathroom 8.67 Ft x 4.92 Ft

Listing Presented By:



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