

# \$394,000 - 105 Deer Ridge Lane Se, Calgary

MLS® #A2237259

**\$394,000**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.00 Acres

Deer Run, Calgary, Alberta

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          | \$394,000     |
| 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, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Parking Pad                                                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Separate Entrance, Storage, Vinyl Windows                |
| 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 | Lighting, Private Entrance, Private Yard, Playground                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, 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 | 13             |
| Zoning         | M-CG d45       |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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