

144 Deer Ridge Way SE  
Calgary, Alberta

MLS # A2243053



# \$729,000

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Deer Ridge                      |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bi-Level                        |               |                   |
| <b>Size:</b>     | 961 sq.ft.                      | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Private, Treed |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |      |

**Inclusions:** Dishwasher, Dryer, Electric Stove x2, Microwave, Range Hood, Refrigerator x2, Washer, Garage Control (s)

This newly renovated bilevel blends modern comfort with timeless charm in one of Calgary's most established and tree-lined neighbourhoods. From the moment you step inside, you'll appreciate the bright, open-concept design featuring all new windows and doors, wide-plank flooring, and a beautifully updated kitchen with stainless steel appliances, and all new cabinetry. The main living area is anchored by a custom fireplace feature wall, while the upgraded bathroom showcases all new fixtures and clean, contemporary finishes. Two spacious bedrooms complete the upper level and another two large bedrooms in the basement. Laundry is roughed in for a convenient stacker unit on the main floor. The fully developed lower level offers exceptional flexibility with its own full kitchen, large living space, separate bedrooms, renovated full bath, and private laundry—perfect for multi-generational living or as a potential revenue-generating illegal suite. The home also includes a brand new double garage (with permits), a new high-efficiency furnace, and a 50-gallon hot water tank for added peace of mind. Situated close to schools, parks, shopping, restaurants, and an off-leash dog park, this home delivers on both location and lifestyle. Whether you're looking to move in and enjoy or invest with income potential, this turnkey home is ready for what's next.