

# \$338,000 - 109 Deer Ridge Lane Se, Calgary

MLS® #A2114670

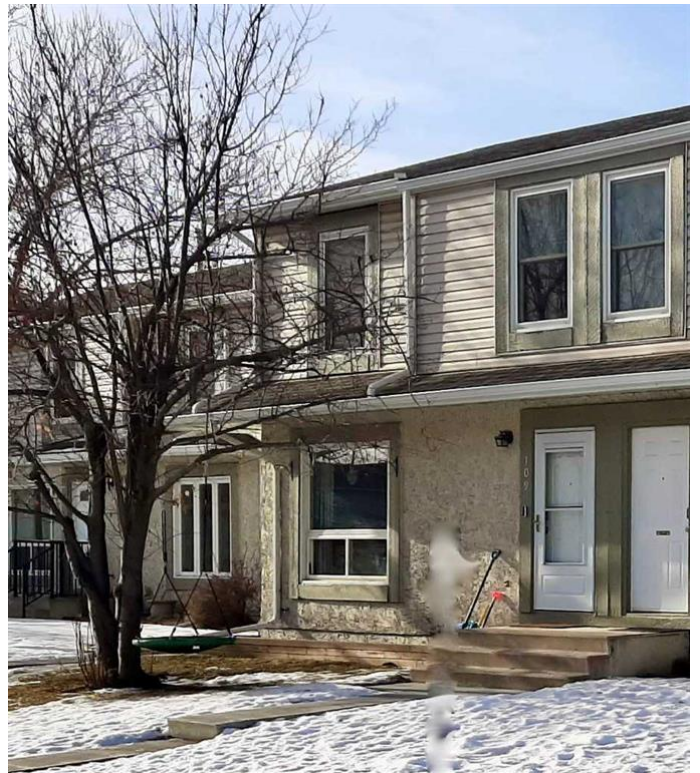
**\$338,000**

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.00 Acres

Deer Ridge, Calgary, Alberta

Welcome to this charming cozy townhome embracing 3 bedrooms, One full bath 2nd floor, 1/2 bath on main level, situated in the desirable neighbourhood of Deer Ridge. As you enter the residence you are greeted by the bright and spacious living area illuminated by its large windows that shower the area with natural light. The living room is ideal for quiet reflection, entertainment, and or quality family time. Moving towards the kitchen is a convenient 2-piece bathroom. The kitchen area has a stylish practical layout and presents plenty of counter space for preparation, a convenient pantry, and a spacious eat-in dining area—perfect for everyday meals or hosting family and friends. The patio doors lead out to your fenced private outdoor space where you can BBQ, entertain or just chill & relax. There is a back gate that leads to green space and common area. Heading upstairs discover a 4 piece bathroom and three inviting bedrooms, including a spacious primary bedroom! Each bedroom has copious amounts of light showering the interior via the large windows revealing ample closet space. The basement area is undeveloped and waits for whatever your vision holds for it. A single assigned parking stall comes with the unit with options for additional stall(s) if required. This home awaits you in quiet family-oriented neighbourhood with easy access to local amenities, schools, parks, shopping centre very close by. See the 3D virtual tour and the 360 view of back yard.



Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2114670      |
| Price          | \$338,000     |
| Sold Price     | \$360,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,054         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109 Deer Ridge Lane Se |
| Subdivision | Deer Ridge             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J 6N3                |

## Amenities

|                |              |
|----------------|--------------|
| Amenities      | None         |
| Parking Spaces | 1            |
| Parking        | Paved, Stall |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                 |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Unfinished                                              |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Yard       |
| Lot Description   | Back Yard          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2024 |
| Date Sold      | April 1st, 2024  |
| Days on Market | 7                |
| Zoning         | M-CG d45         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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