

\$349,999 - 80 Deer Ridge Close Se, Calgary

MLS® #A2158622

\$349,999

2 Bedroom, 2.00 Bathroom, 1,089 sqft
Residential on 0.00 Acres

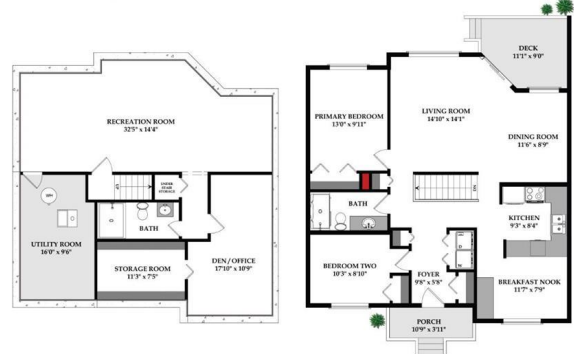
Deer Ridge, Calgary, Alberta

Welcome to Deer Valley Villas, an extremely well run 55+ age restricted complex surrounded by amenities in the south east community of Deer Ridge. When you drive in to the complex, besides the peace and quiet you can't help to feel, you'll immediately notice the aesthetic appeal with well-kept and updated exteriors. The feeling of community will come to mind and you won't be incorrect in the assumption.

Located in the back portion of the complex, #80 is a corner end unit with a convenient extra-long parking stall out front. Inside, the unit is well kept and able to be moved right in to. The sun filled living and dining space leaves ample space for furniture placement and leads to a nice deck and access to common green space. The kitchen has lots of storage and a cozy and sunny breakfast nook. Can't you see the family playing out there when they visit? There are two bedrooms on the main floor, along with a bathroom that has a converted walk in shower. The basement is fully finished with a huge family room, an office/flex room, another full bathroom complete with a walk in shower and a huge walk-in closet/storage area. ALL POLY-B PIPING was REPLACED by Canyon Plumbing in 2022. The furnace was updated to a high efficiency model in 2014. The condo fees are low at \$353.63 per month and you even get a clubhouse where the sense of community can only help to build. This very walkable location is quite suitable for someone who likes peace



80 DEER RIDGE CLOSE SE
RECA MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 1088.45 Sq.Ft. / 101.21 m²
TOTAL ABOVE GRADE RMS SIZE - 1089.45 Sq.Ft. / 101.21 m²
BASEMENT DEVELOPED AREA (BG) - 903.77 Sq.Ft. / 83.86 m²
BELOW GRADE EXCLUDED AREA (BG) - 185.68 Sq.Ft. / 17.25 m²
TOTAL AG/BG AREA - 2178.90 Sq.Ft. / 202.42 m²



and quiet but needs or prefers to walk for their daily activities. Come and see for yourself today!

Built in 1990

Essential Information

MLS® #	A2158622
Price	\$349,999
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	80 Deer Ridge Close Se
Subdivision	Deer Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7C2

Amenities

Amenities	Clubhouse, Party Room, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	September 6th, 2024
Days on Market	20
Zoning	M-CG d23
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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