# 207 Deer Ridge Way SE

Calgary | Active | MLS® A2334120

**$549,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1980** | **1,251.5 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Homecare Realty Ltd.

# A closer look

More space, more potential, and a layout that is getting harder to find. This 1,251 sq ft bungalow sits on a 5,317 sq ft lot in established Deer Ridge and offers over 2,450 sq ft of total space, including an approximately 1,204 sq ft full undeveloped basement ready for your future plans.

The main floor keeps everyday living on one level with 3 bedrooms, a 4-piece bathroom, and a 2-piece ensuite off the primary bedroom. A spacious living and dining area features a stone-faced fireplace and a wall of windows that bring in plenty of natural light, while the kitchen offers enough room for a full-size dining table.

Outside, the southeast-facing backyard is fenced and lined with mature trees, with a generous 16' x 29' deck plus a separate side deck for summer dinners, entertaining, or simply enjoying the sun. A single detached garage and front driveway provide parking for two vehicles, while the back lane adds extra convenience.

The unfinished basement gives you approximately 1,204 sq ft to customize for additional living space, bedrooms, recreation, storage, or whatever best fits your needs. Select areas of the main floor have already been updated with vinyl plank flooring.

All of this is just minutes from Fish Creek Provincial Park, with pathways, green space, schools, shopping and transit nearby.

If you've been looking for a bungalow with a great lot, a functional main-floor layout and plenty of room to add value, this is one you'll want to see in person.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2334120 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1980 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,251.5 sq. ft. |
| **Main Level Finished Area:** | 1,251.5 sq. ft. |
| **Below Grade Finished Area:** | 1,204.7 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,317 sq. ft. |
| **Lot Frontage:** | 60'10" |
| **Front Exposure:** | Northwest |
| **Floor Location:** | Ground |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1980 (Age: 46) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 7910238 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

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|---|---|
| **Construction Material:** | Cedar, Concrete, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Fireplace Details:** | None |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southeast |
| **Community:** | Deer Ridge |
| **Appliances:** | Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom - Primary · 13'2" × 12'7" · |
| **Main Floor** | Entrance · 5'8" × 3'9" · |
| **Main Floor** | Mud Room · 6'5" × 3' · |
| **Main Floor** | Bedroom · 12'7" × 9' · |
| **Main Floor** | Bedroom · 10' × 10' · |
| **Main Floor** | Kitchen · 13'2" × 10'3" · |
| **Main Floor** | Dining Room · 8'4" × 7'10" · |

| | |
|---|---|
| **Main Floor** | Dining Room · 11'10" × 8'5" · |
| **Basement** | Furnace/Utility Room · 16'6" × 14'2" · |
| **Basement** | Storage · 13'11" × 8'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Laminate Counters |
| **Exterior Features:** | Private Yard, Storage |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Yard, Irregular Lot, Landscaped, No Back Lane, Private, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Aug 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-deer-ridge-way-se-calgary-a2334120/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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