



**75 Deerfield Drive SE  
Calgary, Alberta**

**MLS # A2302240**



**\$364,900**

<b>Division:</b>	Deer Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this well cared for 3-bedroom townhouse in the established community of Deer Ridge—an ideal opportunity for first-time buyers or young families looking for a place to call home. This home has been consistently maintained and offers the kind of updates that matter, including central A/C, a newer high-efficiency furnace, hot water tank, and an updated deck—allowing you to move in with confidence. The main level features a sunny living room and a bright kitchen with eating area, along with patio doors that lead directly to your private backyard—perfect for kids, pets, or simply enjoying some outdoor space. Upstairs, you’ll find a spacious primary bedroom with a large closet, along with two additional bedrooms and a recently updated bathroom. The layout is well suited for growing families or those needing a bit of extra space. The developed basement adds valuable flexibility with a rec room that works well as a kids’ play area, TV room, or home office. Set within a well-run, pet-friendly complex and located close to parks, schools, and everyday amenities, this is a great opportunity to get into a welcoming, family-oriented neighbourhood. A solid home in a great location—ready for its next chapter.