



**104 Deer Ridge Lane SE
Calgary, Alberta**

MLS # A2303883



\$335,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | Deer Ridge | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 997 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Guest, Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Back Yard, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Central, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 395 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | M-CG d45 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Pantry, Walk-In Closet(s) | | |

Inclusions: none

Welcome to sought-after Deer Ridge—where comfort, convenience, and nature come together. Ideally located just steps from transit, everyday amenities, and the scenic pathways of Fish Creek Park, this beautifully maintained home offers the perfect balance of urban access and outdoor living. This move-in-ready 2-bedroom, 1.5-bath home offers comfort and convenience. Bright front living room with large window, and an updated kitchen featuring espresso cabinetry, ample counter space, pantry, and black appliances. The dining area opens to a fully fenced private backyard. Upstairs includes a spacious primary bedroom with double closet, a refreshed 4-piece bath, and a second bedroom with ample natural light. Well-managed complex with major updates already completed, including new Vinyl Laminate, Hot water tank, windows, roof and fencing. Assigned parking stall right outside your gate, with additional parking available. This home offers both peace of mind and long-term value. A fantastic opportunity for first-time buyers, downsizers, or investors—this is a home you won't want to miss. Book your private showing today!