



GRASSROOTS
REALTY GROUP

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207 Deer Ridge Way SE
Calgary, Alberta

MLS # A2334120

\$565,900

Division:	Deer Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,252 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, No Back Lane, Private, Street Lighting		



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Over 2,450 square feet of total space to work with — a 1,251 sq ft single-level bungalow above grade (RMS), plus a full, undeveloped basement of approximately 1,204 sq ft below grade waiting for your plans. It sits on a 5,317 sq ft lot in Deer Ridge, one of Calgary's established southeast communities. The main floor lives easy on one level: three bedrooms, a 4-piece bath, and a 2-piece ensuite off the primary — no stairs from front door to bedroom. The open living and dining area runs to a stone-faced fireplace and a wall of windows that pull in natural light. The kitchen holds its own footprint with room for a full table. Step out back to a 16' x 29' deck and a separate side deck, set into a fenced, tree-lined yard facing southeast — the space holds afternoon and evening sun long past dinner. A single detached garage plus a driveway means parking for two vehicles. Vinyl plank flooring runs through select areas of the main floor. Fish Creek Provincial Park is minutes away, with pathways, green space and transit close by. Walk in, picture the basement your way, and make it yours.