



GRASSROOTS
REALTY GROUP

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179 Deer Ridge Way SE
Calgary, Alberta

MLS # A2334224



\$589,000

Division:	Deer Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,096 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Welcome to 179 Deer Ridge Way SE — a beautifully maintained 4-level split offering exceptional value on a massive 54-ft-wide R-CG zoned lot with over 5,000 sq. ft. of total lot space in the mature and desirable community of Deer Ridge. With 5 bedrooms, multiple living spaces, and a fully finished lower level with a 2-bedroom suite, this home offers excellent flexibility for growing families, first-time buyers, or investors looking for rental potential. The main level features a bright, inviting living space with large quartz countertops and premium American Cherry hardwood flooring directly imported from the United States. The upper level was extensively updated in 2021, including a modern renovated kitchen, refreshed 4-piece bathroom, updated lighting, and fresh interior paint throughout all three upper bedrooms. A separate exterior side entrance provides convenient access to the fully finished lower levels, which include a large family room, kitchen, 2 bedrooms, and an additional 4-piece bathroom — an ideal setup for extended family or rental income potential. Major mechanical updates include a brand-new hot water tank installed in October 2025. Outside, enjoy the oversized backyard with a private children’s playground and a double parking pad. The rare 54-ft frontage and R-CG zoning add significant potential and flexibility to an already spacious property. A fantastic opportunity to own a well-maintained 5-bedroom home with extensive recent updates, a large lot, and versatile living space in Deer Ridge. Don’t miss it!