



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

91 Deerfield Drive SE
Calgary, Alberta

MLS # A2334586



\$350,000

Division:	Deer Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Well-maintained 2-storey END UNIT with 3 bedrooms, 1.5 bathrooms, a full basement, and a private fenced backyard in the sought-after community of Deer Ridge. Step inside to new luxury vinyl plank flooring and fresh paint throughout the main and upper floors. The home is filled with natural light from the newly installed bay window, complete with a bench seat and built-in storage. The bright white kitchen features a breakfast nook and overlooks the private, fenced backyard—perfect for kids, pets, entertaining, or simply enjoying your own outdoor space. Upstairs, you’ll find 3 generously sized bedrooms and a 4-piece bathroom. The spacious primary bedroom easily accommodates a king-size bed and features a large walk-in closet. The full basement includes the laundry area and offers plenty of additional space ready for your future development ideas. Enjoy everything Deer Ridge has to offer, with Fish Creek Park, multiple grocery stores, shopping, restaurants, entertainment, off-leash areas, and everyday amenities all close by. With its END UNIT location, fresh updates, spacious bedrooms, full basement, and private fenced yard, makes this a great opportunity to call Deer Ridge home.