

\$375,000 - 91 Deerfield Drive Se, Calgary

MLS® #A2263400

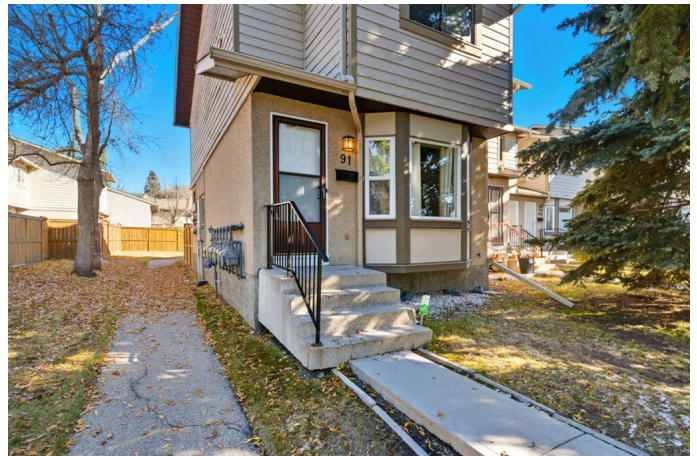
\$375,000

3 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.00 Acres

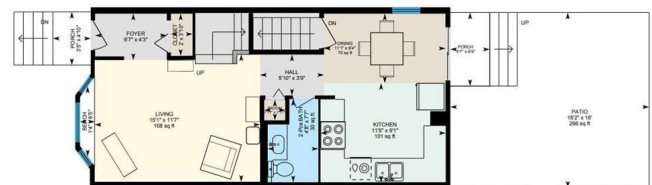
Deer Ridge, Calgary, Alberta

Rare chance to own an upgraded END UNIT, 1100 square foot, 3-bedroom 1.5 bath 2 storey townhome with full basement, directly siding a path and green area, for under \$400k! This beautiful home won't last long, as they don't get listed much in this price point - great for affordability AND resale. Deer Ridge and Deer Run are stellar South location close to Fish Creek Park, 2 minutes to Deer Valley Village, 5-10 to MacLeod Trail and Deerfoot (Avenida, SouthCentre, Shawnessy, Quarry Park, McKenzie Towne) - plus, see iGuide 3D tour Link with detailed Floor Plans and inside-outside 360 panorama cameras. Enjoy a private fenced and paving-stone yard to sit out in Calgary's year round sunny weather, plus off-street stall, and plenty of additional visitor parking on the drive. Inside is as big as a starter house, with new windows, beautiful vinyl plank flooring and fresh paint spanning the main and upper floors. Bright natural light transfers from the Foyer and front closet, deep Living room with bay-window bench seat, through the open hall, 2-piece Bath, Broom closet, and into the wrapped contemporary white Kitchen and full Dining Room (with large Patio Doors), and continuing to the 2nd level, where the only carpet (also new!) is at the stairwell, for safety and warmth. Two comfortable Bedrooms are large enough for double-to-queen capacity, with one allowing for additional dresser or desk space AND 2 closets! The Primary has a huge walk-in closet, in addition to allowing for



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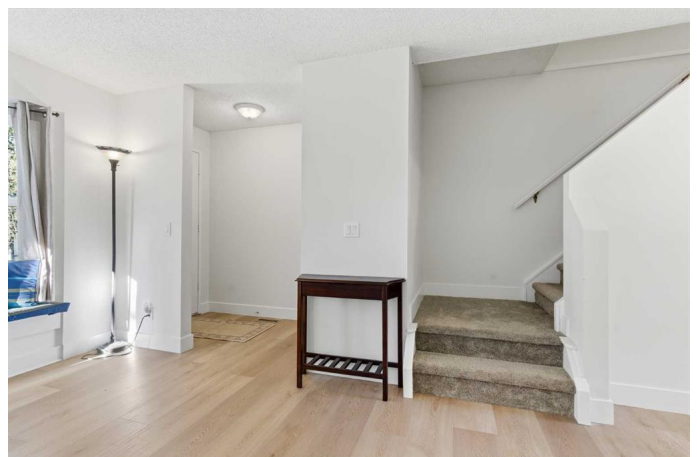
1st Floor Exterior Area 544.84 sq ft



0 5 10 ft

PREPARED: 2025/10/18

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



King-furnishings. The full 4-piece Bathroom and Linen closet are central, for all three rooms to share convenience, and the hall has a stub wall to make moving furniture in or out. Downstairs, the basement layout allows for a big Rec/Games area, central Hobby or Play room, tucked away Utility and Storage, plus a large Laundry area that can all be finished to personal tastes, as an additional 400 square feet of living area. There is zero wasted space, so maximum bang for the dollars, and since there is great management, stucco-and-wood exteriors, regular exterior maintenance and solid reserve plan, the documents available by request will give confidence - up front upon request by listing or your favourite agent. Don't wait to see this incredible home! Deerfield Terrace has stucco and wood exteriors, great management and regular maintenance - wonderful opportunity.

Built in 1982

Essential Information

MLS® #	A2263400
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,097
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	91 Deerfield Drive Se
Subdivision	Deer Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6T9

Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Zoning	M-CGd75

Listing Details

Listing Office	CIR Realty
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