

\$624,900 - 1512 137 Avenue Se, Calgary

MLS® #A2225772

\$624,900

3 Bedroom, 3.00 Bathroom, 1,076 sqft

Residential on 0.12 Acres

Deer Ridge, Calgary, Alberta

***Open house CANCELLED JUNE 7TH 11:00

- 1:00*** Welcome to this meticulously maintained home, perfectly situated in a fabulous location, just steps from schools and the Ridge, which is a beautiful place to take a stroll through the neighbourhood to breathtaking Fish Creek Park. Proudly cared for by the same owners for nearly 30 years, this home has been lovingly maintained, offering peace of mind and a true turnkey opportunity for your family. From the moment you arrive, you'll be captivated by the charming curb appeal, highlighted by lush green grass, perennials, and durable HARDIE BOARD SIDING. This thoughtfully designed floor plan offers approximately 2,000 square feet of developed living space featuring newer plush carpet throughout, three generous bedrooms, including a primary bedroom complete with a convenient 2-piece ensuite. The functional kitchen boasts refreshed cabinets and a spacious dining area, both with large windows overlooking the private backyard oasis. The fully developed basement is a family retreat that offers a wood-burning fireplace in the large recreation area, an additional full bathroom and abundant storage space. Step outside into the amazing backyard—an entertainer's dream with a large paving stone patio with firepit, giving you room to relax, host guests, and create lasting memories. You'll have it all with RV parking, an oversized, insulated and heated garage with 220V power, a warm water tap for



washing your car and two gas lines for your BBQ and outdoor heater. NOTABLE UPGRADES include Hardie Board siding, central air conditioning (2022), upgraded attic insulation, updated shingles (within the last 10 years), a new furnace (2024), and updated main-level windows—all contributing to the home’s excellent energy efficiency. This is truly a prime location, with direct access to THE RIDGE, Don Bosco School, Wilma Hansen School, and the crown jewel of the area—Fish Creek Park where you'll enjoy over 100 km of scenic trails for hiking, biking, and cross-country skiing, plus opportunities for swimming, fishing, picnicking, and observing local wildlife. This is more than just a house—it’s a beautifully maintained family home in an exceptional community. Don’t miss your chance to call it yours!

Built in 1977

Essential Information

MLS® #	A2225772
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,076
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1512 137 Avenue Se
Subdivision	Deer Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5K9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Laminate Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.