



**GRASSROOTS**  
REALTY GROUP

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**14668 Deer Run Drive SE**  
**Calgary, Alberta**

**MLS # A2280251**



**\$520,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Deer Run   |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side  |               |                   |
| <b>Size:</b>     | 1,286 sq.ft.   | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Main |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks               |                   |      |

**Inclusions:** N/A

Welcome to this beautifully refreshed two-storey half duplex in the heart of Deer Run, backing directly onto Fish Creek Park. With no condo fees and a prime location, this home offers incredible value. The main floor has been completely revived with fresh paint throughout, including doors and trim, and brand-new luxury vinyl plank flooring. The living room features a wood-burning fireplace and a large front window that fills the home with natural light. The bright kitchen features new cupboard faces, offering a clean, modern look while maintaining great storage and workspace. The main floor layout flows effortlessly for everyday living and entertaining. Upstairs, you'll find three bedrooms, all freshly painted with brand new carpet. The primary bedroom includes a private 3-piece ensuite, and the upper level is completed with a 4-piece main bathroom. The unfinished basement provides loads of storage and endless potential for future development. Backing directly onto Fish Creek Park, the backyard feels like it goes on forever, with immediate access to scenic pathways, green space, and outdoor recreation. Deer Run is a sought-after community known for its family-friendly feel, schools, nearby shopping and amenities, and quick access to major roadways, making commuting around the city easy and efficient. Don't miss your opportunity to see this move-in ready home in one of Calgary's most desirable locations.