



GRASSROOTS
REALTY GROUP

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104, 15403 Deer Run Drive SE
Calgary, Alberta

MLS # A2283331



\$370,000

Division:	Deer Run		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	970 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Don't miss this fantastic opportunity to own an affordable and well-located 2-bedroom townhome in the desirable Deerfield Meadows complex. Just steps from Fish Creek Park and close to Sikome Lake, schools, shopping, restaurants, and everyday amenities, this location also offers excellent access to Deerfoot Trail, Macleod Trail, and 14th Street—making commuting a breeze. The bright and open main level features updated vinyl flooring and a functional galley-style kitchen complete with newer appliances and fresh modern cabinetry. Upstairs, you'll find two spacious bedrooms, including a large primary with an oversized walk-in closet, along with a modernized 4-piece bathroom featuring a tub/shower combination. The upper level has been refreshed with new flooring throughout. The unfinished basement provides excellent potential for future expansion, home office, gym, or flex space—ready for your personal touch. Outside, enjoy your private, fully fenced west-facing backyard, the perfect spot to soak up Calgary's afternoon and evening sun, garden, or relax outdoors. A great option for first-time buyers, downsizers, or investors looking for value in a well-established community close to nature and city conveniences.