



2320 146 Avenue SE
Calgary, Alberta

MLS # A2291225



\$574,900

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Few Trees, Landscaped, No Back Lane, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, No Smoking Home, See Remarks		

Inclusions: N/A

Well-maintained two-storey family home in the established community of Deer Run, ideally located across from schools and playgrounds and just minutes to Fish Creek Park and Sikome Lake. The main floor offers a bright living area, functional kitchen and dining space, and patio doors leading to a private, fully fenced backyard with a large deck, mature trees, and landscaped yard—perfect for relaxing or entertaining. Upstairs features three comfortable bedrooms and a full bathroom, making it an ideal layout for families. The developed basement provides additional living space with a family room, bathroom, and laundry area. Recent improvements include an updated furnace, newer kitchen appliance package, and updated basement flooring, offering added comfort and value. Additional highlights include a single attached garage and convenient access to shopping, parks, and major routes. Move-in ready with immediate possession available.