

\$549,900 - 2411 146 Avenue Se, Calgary

MLS® #A2153144

\$549,900

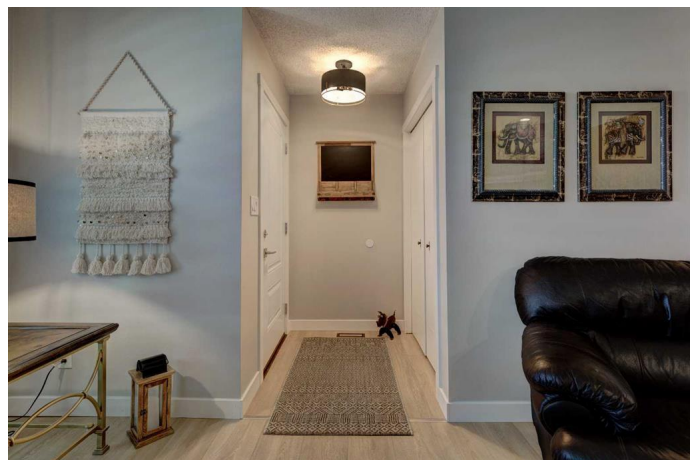
4 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.07 Acres

Deer Run, Calgary, Alberta

****OPEN HOUSE CANCELLED SEPT. 2**

FROM 2:00-4:00 PM **This semi-detached home is going to WOW YOU & BEST PART NO CONDO FEES! This 3+1 bedroom, 2.5 bath home in Deer Run with Fish Creek Park at your doorstep & elementary school, skate park & community centre down the street. Kids can walk to school no crossing busy streets. This solid built home has no POLY B, has a CONCRETE foundation & NEW UPGRADES Exterior stucco repair & paint, modern porch light, windows & EGRESS windows in basement, roof, gutters & back fencing. New front door gives this home a welcoming feeling. Completely fenced with a big backyard that's perfect for the kids or pets. Inside starts with brand new modern luxury vinyl plank which is virtually indestructible. New baseboard, casing, custom wall feature in living room, kitchen & primary bedroom, modern paint colors throughout, wood burning fireplace stone surround (WETT inspected) & all new light fixtures. All bathrooms fitted with comfort height toilets, new vanities & mirrors, main floor "cloffice"™ combination of closet turned into functional office. Now the best part, this kitchen is dream CHEF™S KITCHEN custom built with high end appliances. Built in Monogram oven, warming drawer, high speed hood fan, 4 burner gas range with middle grill (new gas line w/permit) & new underground gas line just put in by ATCO Gas), BRAND NEW Frigidaire Professional French door fridge plumbed with



water & ice, dishwasher & convection microwave. Stunning quartz counters with waterfall edge that also serves as a breakfast bar complete with bar stools. The counterspace in this kitchen is astounding. Custom cabinets with soft close, full glides, pot drawers, custom recycle pull out bins, gorgeous farm sink with deck mounted soap dispenser & glass rinser. Space galore in the pantry. The dining area is huge, perfect for family dinners & new garden doors bring in a ton of natural light & open out to back yard. Upper level - 3 bedrooms with the primary big enough for a king bed, night tables, feature wall, wall sconces & still room for a seating area. Full width his/hers closets at the end of the room. Upper bath has not only new vanity, comfort height toilet, linen closet & hamper area but new shower doors , soaker tub & new rain head shower fixture. The other two bedrooms are a good size & are at the front of the house & separated by the main bath and linen closet. The basement has been professionally finished with brand new 3 pce bath, plumbing (with new back flow valve installed & permitted), egress windows, large rec room area, bedroom or office area, storage area, laundry room with brand new washer & dryer, shelving, peg board for organization, furnace 2020, hot water tank 2024, Nilfisk built in vacuum & attachments (also has kitchen sweep). The backyard has exposed aggregate 18x10 patio, new gas line for BBQ, back fence with gate & a paved back alley with easy access for your future double detached garage.

Built in 1980

Essential Information

MLS® #	A2153144
Price	\$549,900
Sold Price	\$549,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2411 146 Avenue Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5Y9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Warming Drawer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
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Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	September 10th, 2024
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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