

# \$349,900 - 216, 15403 Deer Run Drive Se, Calgary

MLS® #A2175265

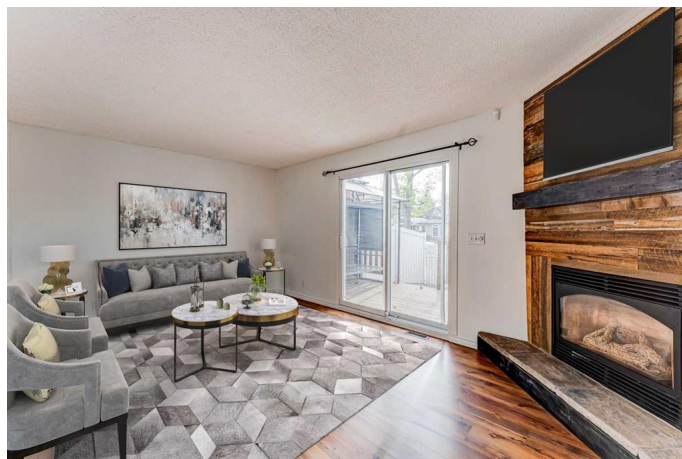
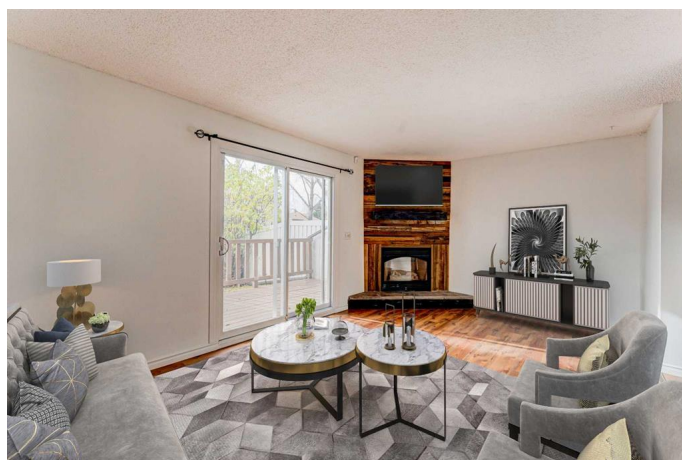
**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Deer Run, Calgary, Alberta

Discover your next home just steps away from Fish Creek Park, the second largest urban park in Canada, boasting over 100 kilometers of scenic trails! This renovated 3-bedroom townhouse is nestled in a meticulously maintained complex and is an opportunity you won't want to overlook. Recently refreshed with a modern colour palette and charming rustic wood accents, this home features newer lighting fixtures and vinyl plank flooring throughout the main floor. The kitchen showcases espresso cabinetry that extends to the ceiling, exquisite granite countertops, a stylish backsplash, and upgraded stainless steel appliances. The spacious living room is enhanced by a cozy corner gas fireplace, perfect for relaxation. Upstairs, a beautifully renovated 4-piece bathroom awaits, complete with a deep soaker tub, elegant tile surround, a contemporary vanity, and modern plumbing fixtures. Three generous bedrooms provide ample space, with the primary suite featuring a striking accent wall. The lower level, currently unfinished, offers laundry facilities and storage space, presenting a blank canvas with roughed-in plumbing for your personal touch and future development. Step outside to the sun-drenched, south-facing deck in the fully landscaped and fenced backyard—ideal for summer gatherings. This exceptional unit includes an assigned parking stall conveniently located right in front with additional parking available to rent at a low cost from the corporation and plenty of guest parking. The



complex stands out with its high-quality James Hardie board siding and low maintenance white vinyl fencing. Enjoy the convenience of being close to schools, playgrounds, shops, restaurants, transit, and more. Donâ€™t miss your chance to experience this incredible propertyâ€”book your viewing today!

Built in 1981

**Essential Information**

MLS® #	A2175265
Price	\$349,900
Sold Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

**Community Information**

Address	216, 15403 Deer Run Drive Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6B8

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Granite Counters, Ceiling Fan(s), Natural Woodwork
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 31st, 2024
Date Sold	November 10th, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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