



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14, 14736 Deerfield Drive SE
Calgary, Alberta

MLS # A2331200



\$344,900

Division:	Deer Run		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,080 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage		

Inclusions: microwave stand, TV wall-mount

Tucked into a well-run, pet-friendly complex in the heart of one of southeast Calgary's most beloved communities, this beautifully maintained 3 bedroom, 2 bathroom townhome is the kind of place that's easy to fall for the moment you walk in. Durable, low-maintenance laminate flooring runs throughout the two-storey layout, and tasteful updates in the kitchen and bathrooms mean this home is truly move-in ready. It has also been freshly painted throughout. Two assigned parking stalls take the everyday hassle out of city living, and out back you'll find your own private retreat: a two-tiered deck made for lazy morning coffees, evening get-togethers with friends, or simply unwinding after a long day. Bring the whole family: up to two pets, each up to 70 lbs, are welcome per unit with board approval. Location is where this home really shines. Deer Run sits adjacent to Canyon Meadows Drive, putting Deerpoint Plaza and Deer Valley Marketplace, with their mix of shops, restaurants, and everyday services, just around the corner. And for the outdoor lovers, it doesn't get better than this: you're a five-minute walk from Fish Creek Provincial Park, one of the largest urban parks in North America, with kilometres of walking and biking trails winding through the Bow and Fish Creek valleys. Historic Bow Valley Ranch is right there too, along with Annie's Café, perfect for a scenic pint, a family meal, or those frequent ice cream stops that turn into neighbourhood tradition. Beyond the park, quick access to Bow Bottom Trail, Anderson Road, and Deerfoot Trail makes commuting a breeze, while nearby schools, playgrounds, and community facilities round things out for families. With mature trees, quiet streets, and genuine pride of ownership on every block, Deer Run is a community people put down roots in and don't want to leave. This is a rare chance to own a

low-maintenance home in a location that blends peaceful, nature-filled living with everyday convenience. Don't miss your chance to call Deer Run home.