



GRASSROOTS
REALTY GROUP

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31 Deer Place SE
Calgary, Alberta

MLS # A2341381



\$759,500

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,886 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Brand New Appliances in Main Kitchen, Window Blinds, Workbench, Tall Cabinet, Attached Shelves & Cabinet Storage in the Garage

RARE GEM | LEGAL SUITE | PROFESSIONALLY RENOVATED Welcome to this move-in-ready, professionally renovated four-level split in the established, tree-lined community of Deer Run. Offering 2,490 sq. ft. of developed living space on a massive 7,250 sq. ft. pie-shaped lot, this 5 bedroom, 3.5-bathroom home is tucked into a quiet cul-de-sac and includes a legal 2-bedroom secondary suite currently generating \$1,900 per month. With 2 private entrances, separate outdoor spaces, 2 sets of laundry, a double attached garage and driveway parking for 4 vehicles, this property is ideal for mortgage assistance, multigenerational living or a turn-key investment with excellent dual income cash-flow potential. The bright 3 bedroom upper residence welcomes you through a private front entrance into an impressive open-concept living and dining area. Vaulted ceilings, oversized windows, custom up/down blinds, and abundant natural light create an inviting space for everyday living and entertaining. The brand-new kitchen, completed in August 2026 and never used, features full-height cabinetry, new countertops, stainless steel appliances, vinyl plank flooring, a pantry, and a spacious dining nook. Garden doors open to the large deck, built in 2021, and a private fenced backyard and side yard. The extra-large primary bedroom easily accommodates a king-size bed and dressers and includes 2 generous closets and a refreshed 4 piece ensuite. Two additional well-sized bedrooms, a second refreshed 2 piece bathroom and a private full-size washer and dryer complete the upper residence. Both bathrooms were updated in August 2026 with new vanities, faucets and vinyl plank flooring, along with refreshed tubs and shower tile. Built in 2015, the self contained legal Suite #490 features its own private entrance and a unique two-level design. The bright walkout level offers an

open-concept living room with fireplace, kitchen, dining nook and 2 piece bathroom. The lower level includes 2 spacious bedrooms with oversized windows, a 4 piece bathroom, full-size laundry, a walk-in closet and massive crawl-space storage. The suite also enjoys its own decks, separate yard and dog run. Major upgrades include more than 25 windows and exterior doors (2015), two high-efficiency furnaces (2015), two electrical panels (2015), sewer backflow preventer (2015), roof shingles (2012), hot-water tank (2026), front door, garage and front siding, exterior motion lights, paint and baseboards (August 2026). Close to Fish Creek Provincial Park at Mallard Point, off-leash areas, pathways, schools, community amenities, shopping and major routes, this exceptional property delivers space, flexibility and income potential in one impressive package.