



GRASSROOTS
REALTY GROUP

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13628 Deer Run Boulevard SE
Calgary, Alberta

MLS # A2349599



\$629,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,848 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Jetted Tub, Laminate Counters, No Animal Home, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Call Listing Agent

PRICE REDUCED. Prime opportunity in Deer Run! Located just moments from Fish Creek Park, this well-maintained home combines classic charm with incredible functionality. The high ceiling main living area is filled with natural light, offering a bright and open space perfect for entertaining or daily relaxation alongside a functional kitchen with ample cabinetry and prep space. Rest easy in a spacious primary suite complemented by comfortable additional bedrooms, and step outside to enjoy a private, fully fenced backyard with plenty of room for outdoor living and recreation. Situated just minutes from transit, local amenities, parks, and schools, this property delivers outstanding value in a mature, serene neighborhood whether you are a first-time homebuyer, investor, or looking for your next family home. Book your private tour today!