\$679,900 - 628 Deer Side Place Se, Calgary

MLS® #A2219589

\$679,900

3 Bedroom, 3.00 Bathroom, 1,845 sqft Residential on 0.14 Acres

Deer Run, Calgary, Alberta

NEW PRICE ADJUSTMENT. Motivated Seller. View this incredible two-storey home nestled on a huge pie-shaped lot, tucked away in a serene cul-de-sac in the heart of Deer Run. This charming home offers an excellent opportunity for a renovation, enabling you to customize it to your taste. It's all about location and this property delivers, situated just steps from Fish Creek Park in "The Estates of Deer Run―.

As you step inside the open fover, you'll be welcomed by a stunning wooden plank ceiling that rises to the second floor. Adjacent to the living room is a unique sunken office area. Large south-facing windows allow for plenty of natural light. The kitchen, a breakfast nook, and a sunken family room with a rock-faced wood-burning fireplace span across the back, overlooking the landscaped garden. You can access the enormous backyard from both the family room and the formal dining room. The yard boasts beautiful flower gardens and shrubbery, providing a lovely backdrop for savoring your morning coffee or enjoying a glass of wine in the evening as you relax after a long day. The spacious deck includes composite decking and aluminum railing, offering the advantage of being maintenance-free. Enjoy the convenience of main floor laundry and a 2-piece bath as well as easy access to the double garage. The upper level features a hallway that's open to the lower floor, creating a sense of spaciousness. This floor includes the primary







bedroom, which has an electric fireplace with a contemporary mantle that provides space above for a TV. You'll love the walk-through closet along with a 3-piece ensuite! Two additional bedrooms, one which includes the added bonus of a private balcony and a 4-piece main bath, complete this floor. To ensure added comfort during the warm summer months, you'II be pleased to know there is central air conditioning. Arpi's Industries Ltd. installed the two furnaces and the air conditioner in September 2017. The roof shingles are between 8 to 10 years old. Mainly newer windows and exterior doors, along with interior doors. Water softener and Vacuflo are also included. Keep in mind this property is just steps away from Fish Creek Park, which is the second-largest urban park in Canada, stretching 20 km at the south end of Calgary. It boasts numerous trails and a large manmade lake, Sikome Lake. Fish Creek runs the park's length, joining the Bow River on the east side. With over 80 km of paved and unpaved trails, the park is a popular destination for various outdoor activities, including hiking, biking, picnicking, swimming, fishing, and wildlife viewing. The park's facilities include a visitor center, an environmental learning center, picnic shelters, and group day-use areas. Bow Valley Ranche Restaurant and Annie's Café are located at the park's south end, just off Bow Bottom Trail. In addition, the Bow River has a boat launch and a golf course nearby. Don't miss out on this incredible property. Submit your Offer today!

Built in 1979

Essential Information

MLS® # A2219589

Price \$679,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,845 Acres 0.14 Year Built 1979

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 628 Deer Side Place Se

Subdivision Deer Run
City Calgary
County Calgary
Province Alberta
Postal Code T2J 6A2

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s),

French Door

Appliances Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator,

Washer/Dryer, Window Coverings, Induction Cooktop, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Family Room, Master Bedroom, Stone, Wood Burning

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony, Storage

Lot Description Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 26

Zoning R-CG

Listing Details

Listing Office Realty 2000 Inc.

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