



THE
A-TEAM

**RE/MAX
FIRST**

119 DEER PARK Place, Calgary T2J 5L5

MLS®#: **A2159913**

Area: **Deer Run**

Listing Date: **08/22/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **5,457 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Pie Shaped Lot, Treed**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,257**
Low Sqft:
Ttl Sqft: **1,257**

DOM

91
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Wood Frame, Wood Siding**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **No Smoking Home, Soaking Tub, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19' 3" x 11' 11"
Kitchen	Main	15' 0" x 9' 7"
4pc Ensuite bath	Main	12' 10" x 8' 6"
3pc Bathroom	Main	11' 7" x 7' 3"

Room	Level	Dimensions
Dining Room	Main	8' 2" x 7' 5"
Bedroom - Primary	Main	13' 2" x 11' 6"
Bedroom	Main	10' 2" x 9' 6"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C1**

Legal Desc:

7710807

Remarks

Pub Rmks:

Charming 2-bedroom, 2-bathroom bungalow situated on a quiet cul-de-sac in the mature community of Deer Run. Large 1257+ sq. ft. main floor features a huge living room/dining room with a wood burning fireplace and sunny bay window. Spacious kitchen with lots of cupboards and counters and brand-new stainless-steel appliances. The roomy master suite has plenty of closet space from the double closets and boasts an updated 4-piece ensuite with separate shower and corner soaker tub. Another good-sized bedroom and unique, updated 3-piece main bath with laundry complete the upper level. The basement is accessed through a convenient separate rear entry and is ready for development with framing and wiring started and a 2nd laundry hookup. The following has been updated: brand new main floor windows, new eaves troughs, fresh interior paint, new kitchen appliances, renovated bathrooms, and laminate floors. Loads of potential to make this your perfect home, maybe that includes adding a secondary suite (subject to approval and permitting by the city)! Fantastic location a short walk to Fish Creek Provincial Park, Deer Run School, Community Centre, Shopping and Transit! Quick road access to Bow Bottom Trail, Deerfoot Trail, Canyon Meadows Dr.

Inclusions:

n/a

Property Listed By:

RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





