



THE
A-TEAM

**RE/MAX
FIRST**

15403 DEER RUN Drive #108, Calgary T2J 6B8

MLS® #: **A2176620**

Area: **Deer Run**

Listing Date: **11/08/24**

List Price: **\$329,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,043**
Low Sqft:
Ttl Sqft: **1,043**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Front Yard,Landscaped**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Basement	
Bedroom - Primary	Upper	14`6" x 11`6"
Kitchen	Main	9`6" x 9`0"
Living Room	Main	18`0" x 11`6"
Furnace/Utility Room	Basement	8`0" x 6`6"

Room	Level	Dimensions
4pc Bathroom	Upper	
Bedroom	Upper	10`0" x 9`6"
Dining Room	Main	9`0" x 7`0"
Game Room	Basement	20`6" x 12`4"

Legal/Tax/Financial

Condo Fee:
\$397

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8110662**

Remarks

Pub Rmks: **Come home to a quiet oasis within this matured and tranquil community. Phenomenal location within walking distance to Fish Creek Park, Deer Run School, a bus stop, numerous parks and the community centre. Endless serene nature, and mature tree's. Walk into the foyer complete with front hall closet. The open floor plan is filled with natural light enticing relaxation in the large inviting living room, flowing nicely into the dining area. The well laid out kitchen makes family meals and hosting a breeze. Complete with tons of cabinetry and counter space, as well as a deep walk in pantry. Upstairs you will find the large master bedroom which boasts of a massive walk in closet, a 2nd spacious bright bedroom and a 4-piece bathroom with full height tile surround and a deep soaker tub. The basement is complete with a massive rec room, a 2 piece bath, and an extra large utility/ storage / laundry room. A beautifully manicured front yard, fully fenced, landscape and private. Freshly painted in a neutral colour pallet, move-in ready and very clean, Low monthly condo fees, there's nothing left to do but move right in! Don't wait, book your showing today.**

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







