



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 DEER LANE Road, Calgary T2J 5S9**

MLS®#: **A2187251**

Area: **Deer Run**

Listing Date: **01/13/25**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,235**

Year Built:

**1979**

Low Sqft:

Lot Information

Ttl Sqft:

**1,235**

Lot Sz Ar:

**3,648 sqft**

Lot Shape:

DOM

**19**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Interior Lot,No Neighbours Behind,Irregular Lot,Street Lighting,Pie Shaped Lot**

**Driveway,Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Cooktop,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**

Int Feat:

**Built-in Features,Laminate Counters,Open Floorplan,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 14`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 13`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`0" x 5`3"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 16`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`11" x 12`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 4`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>6`3" x 7`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>18`4" x 11`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7810750**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE FOR JAN 18, 2025 (2-4PM) CANCELED DUE TO AGENT EMERGENCY\*\*\* MASSIVE LOT! EASY ACCESS TO AMENITIES! ILLEGAL SUITE! NO NEIGHBOURS BEHIND! Welcome to this FULLY RENOVATED HALF-DUPLEX located in the sought after community of DEER RUN, only steps away from FISH CREEK PARK! This home BOASTS OVER 1700+ SQFT OF TOTAL LIVING SPACE! The MAIN FLOOR features a HUGE LIVING ROOM and a GOURMET KITCHEN with STAINLESS STEEL APPLIANCES and PLENTY OF SPACE FOR STORAGE including a DEDICATED PANTRY! There is also a 2PC BATHROOM on the main floor. The UPPER LEVEL features 3 HUGE BEDROOMS (ONE IS THE MASTER BEDROOM WITH AN ATTACHED BALCONY. There is also a 4PC BATH and LAUNDRY LOCATED CONVENIENTLY on the upper level. The BASEMENT features a SEPARATE SIDE ENTRANCE that leads to your ILLEGAL SUITE with ONE BED AND A 3PC BATH as well as a BRAND NEW KITCHEN AND SEPARATE LAUNDRY! The HOME also has ROUGH-IN for a HOT TUB and has a HUGE SHED on the side of the house for added storage! This home is located near many amenities such as SCHOOLS, SHOPPING AND HAS EASY ACCESS TO BOW BOTTOM TRAIL SE!**

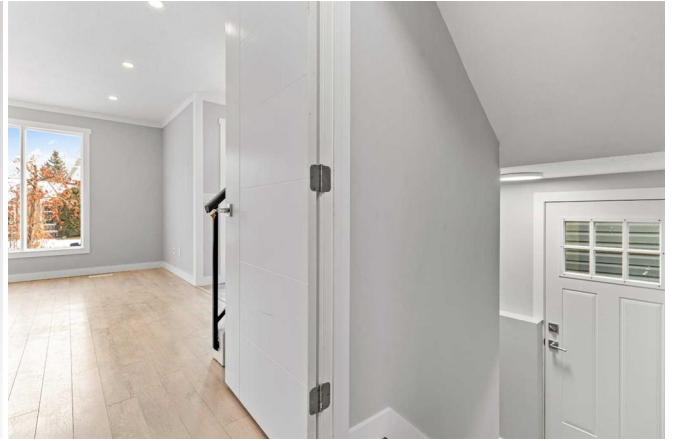
Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

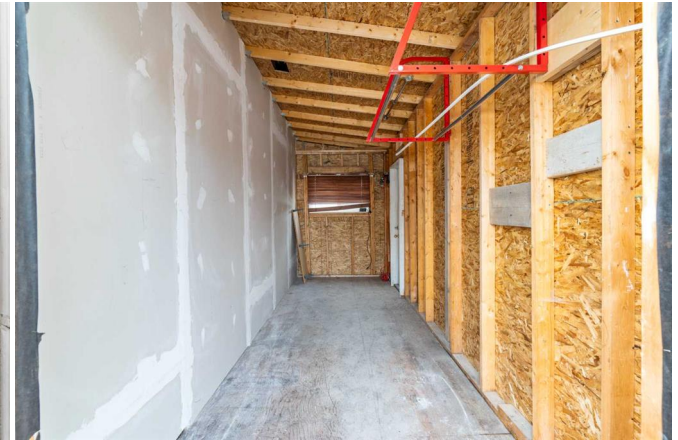
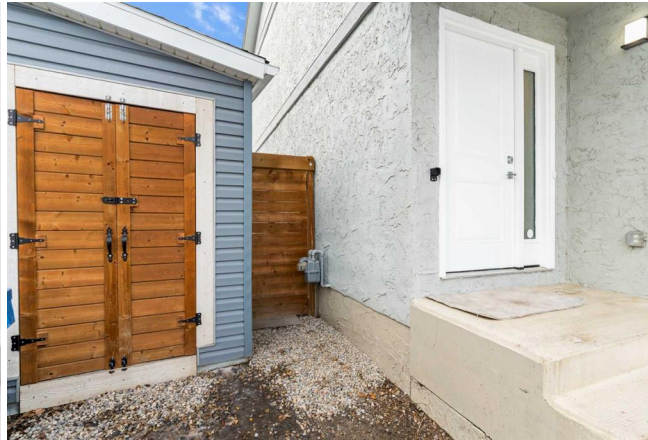
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**17 Deer Lane Rd SE, Calgary, AB**

Main Building: Total Exterior Area Above Grade: 1330.69 sq ft



1st Floor  
Exterior Area 600.42 sq ft

2nd Floor  
Exterior Area 628.27 sq ft

Basement (Below Grade)  
Exterior Area 1037.75 sq ft

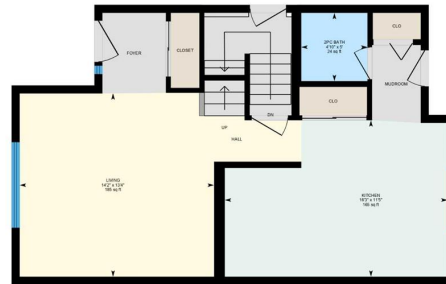
PREPARED: 20250112

White regions are excluded from total floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**17 Deer Lane Rd SE, Calgary, AB**

1st Floor: Exterior Area 600.42 sq ft  
Interior Area 548.68 sq ft



PREPARED: 20250112

White regions are excluded from total floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**17 Deer Lane Rd SE, Calgary, AB**

2nd Floor: Exterior Area 628.27 sq ft  
Interior Area 560.84 sq ft



PREPARED: 20250112

White regions are excluded from total floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



17 Deer Lane Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 531.75 sq ft  
Interior Area 470.20 sq ft



PREPARED: 2025/01/12

While regions are included from this floor area in G.I.S.E. floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

