



THE
A-TEAM

**RE/MAX
FIRST**

17 DEER LANE Road, Calgary T2J 5S9

MLS®#: **A2192218**

Area: **Deer Run**

Listing Date: **02/03/25**

List Price: **\$569,900**

Status: **Pending**

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:

Ttl Sqft:

1,235

Lot Information

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,Irregular Lot,No Neighbours Behind,Pie Shaped Lot,Street Lighting

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

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810750

Zoning:
R-CG

Remarks

Pub Rmks:

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:

N/A

Property Listed By:

Real Broker

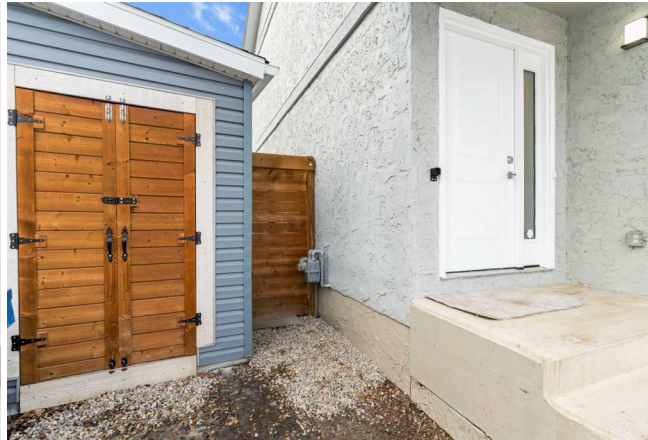
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











17 Deer Lane Rd SE, Calgary, AB

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



1st Floor
Exterior Area 602.42 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 602.42 sq ft
Interior Area 548.68 sq ft



PREPARED: 20250112

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17 Deer Lane Rd SE, Calgary, AB

2nd Floor: Exterior Area 628.27 sq ft
Interior Area 565.84 sq ft



PREPARED: 20250112

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