

# \$747,500 - 628 Deer Side Place Se, Calgary

MLS® #A2219589

**\$747,500**

3 Bedroom, 3.00 Bathroom, 1,845 sqft

Residential on 0.14 Acres

Deer Run, Calgary, Alberta

A RENOVATORâ€™S DREAM! 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. Itâ€™s all about location, and this property delivers, situated just steps from Fish Creek Park in â€œThe Estates of Deer Runâ€•.

As you step inside the open foyer, 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 thatâ€™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'll 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. 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 Rancho 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.

Built in 1979

## Essential Information

MLS® #	A2219589
Price	\$747,500
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, French Door, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Stone, Wood Burning, Master Bedroom
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	1
Zoning	R-CG

### **Listing Details**

Listing Office	Realty 2000 Inc.
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