

# \$599,000 - 195 Deerbow Circle Se, Calgary

MLS® #A2211075

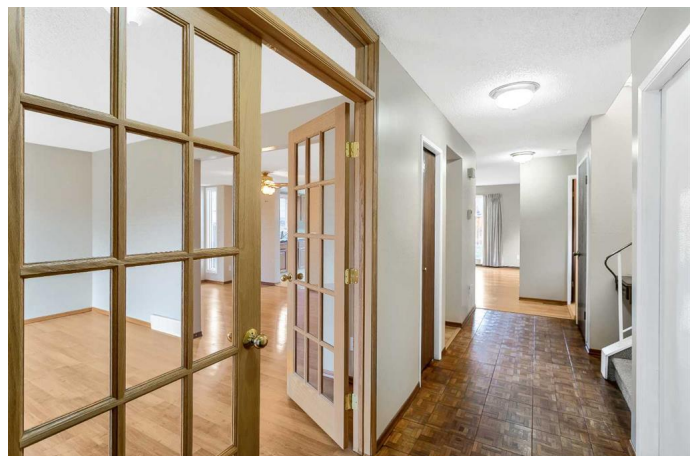
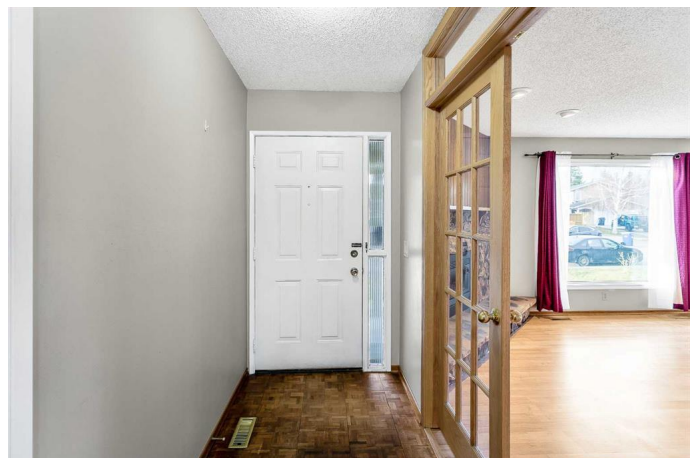
**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,886 sqft

Residential on 0.10 Acres

Deer Run, Calgary, Alberta

Welcome to one of the largest homes available in the highly sought-after community of Deer Run. Ideally located on a quiet cul-de-sac, this beautifully maintained property boasts exceptional curb appeal and offers the perfect blend of space, comfort, and convenience—just a short walk to the natural beauty of Fish Creek Park. Step inside to a warm and inviting main floor that features a bright kitchen, a cozy living room, a convenient two-piece bathroom, and a spacious formal dining room that's perfect for hosting family dinners and special occasions. The family room is anchored by a stunning stone fireplace, offering the ideal spot to relax and unwind on cold winter evenings. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite designed for comfort and privacy. The fully developed lower level provides even more living space, complete with a built-in bar, ideal for entertaining or relaxing with friends and family. The backyard is made for outdoor living, with a large deck that's perfect for summer barbecues and gatherings. The property is fully fenced, making it ideal for children and pets, and includes an attached single-car garage for added convenience. This home has seen several key updates in recent years, including new shingles in June 2020, upgraded attic insulation in August 2020, a full exterior repaint in September 2020, a new front window and back corner room window in October 2020, a new furnace installed in



October 2021, and a new patio door added in the fall of 2022. Don't miss this rare opportunity to own a spacious, well-cared-for home in a prime location close to parks, schools, and all amenities. One of Deer Run's key advantages is its close proximity to Deerfoot Trail (Highway 2), one of Calgary's major north-south arteries. This provides residents with quick and convenient access to downtown Calgary, the airport, and other key areas of the city. Whether you're commuting for work, heading out for a weekend getaway, or running daily errands, living near Deerfoot Trail means less time on the road and more time enjoying life at home.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211075    |
| Price          | \$599,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,886       |
| Acres          | 0.10        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 195 Deerbow Circle Se |
| Subdivision | Deer Run              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J 6J1               |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Bar, No Animal Home, No Smoking Home                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Other                                                                    |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Wood Frame, Wood Siding                                           |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 23               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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