

2409 146 Avenue SE
Calgary, Alberta

MLS # A2169429



\$470,000

Division:	Deer Run		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,315 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Piano

Welcome to 2409 146 Avenue SE, nestled in the established and highly coveted Deer Run community, a mere stones throw from Fish Creek Park and the Bow River Pathway. This well-maintained, 4-bedroom plus den home features 2.5 baths and a fully finished basement, offering plenty of space for family living and entertaining. The main floor boasts an inviting layout, where the living area is highlighted by a beautiful bay window, allowing plenty of natural light, and a cozy wood-burning fireplace for those chilly evenings. The kitchen has been beautifully opened up into the dining room, creating a seamless flow between spaces, keeping you connected to your guests while you enjoy your cooking. A ceiling fan in the dining area keeps the space cool and comfortable. The charming Dutch doors lead to a private deck and a fully fenced backyard, where a tree has been removed to create more space, offering the opportunity to add a future double-car garage pending city approval. The master bedroom includes convenient his and her closets, and the basement den serves as a versatile space, ideal for a home office or an extra bedroom. This NE-facing home is located in a quiet, family-friendly neighborhood, close to schools, parks, and the natural beauty of Fish Creek Park. With no condo fees, easy access to local amenities, and the serene environment Deer Run is known for, this home presents a fantastic opportunity for anyone seeking a peaceful, community-oriented lifestyle in Calgary.