

**216, 15403 Deer Run Drive SE  
Calgary, Alberta**

**MLS # A2175265**



**\$349,900**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Natural Woodwork		

**Inclusions:** None

\*\*\*Open House\*\*\* Saturday, November 2nd from 2pm-4pm and Sunday, November 3rd from 1pm-3pm. Discover your next home just steps away from Fish Creek Park, the second largest urban park in Canada, boasting over 100 kilometers of scenic trails! This renovated 3-bedroom townhouse is nestled in a meticulously maintained complex and is an opportunity you won't want to overlook. Recently refreshed with a modern colour palette and charming rustic wood accents, this home features newer lighting fixtures and vinyl plank flooring throughout the main floor. The kitchen showcases espresso cabinetry that extends to the ceiling, exquisite granite countertops, a stylish backsplash, and upgraded stainless steel appliances. The spacious living room is enhanced by a cozy corner gas fireplace, perfect for relaxation. Upstairs, a beautifully renovated 4-piece bathroom awaits, complete with a deep soaker tub, elegant tile surround, a contemporary vanity, and modern plumbing fixtures. Three generous bedrooms provide ample space, with the primary suite featuring a striking accent wall. The lower level, currently unfinished, offers laundry facilities and storage space, presenting a blank canvas with roughed-in plumbing for your personal touch and future development. Step outside to the sun-drenched, south-facing deck in the fully landscaped and fenced backyard—ideal for summer gatherings. This exceptional unit includes an assigned parking stall conveniently located right in front with additional parking available to rent at a low cost from the corporation and plenty of guest parking. The complex stands out with its high-quality James Hardie board siding and low maintenance white vinyl fencing. Enjoy the convenience of being close to schools, playgrounds, shops, restaurants, transit, and more. Don't miss your chance to experience this incredible

property&mdash;book your viewing today!