

# \$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	Single Garage Attached, Insulated
# 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	16
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.