

19 Deerbow Circle SE  
Calgary, Alberta

MLS # A2188910



**\$499,900**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** None

Incredible opportunity to own a well-maintained detached home for under \$500K in Deer Run! Located on a quiet street just steps from a green space, this bungalow-style property offers an unbeatable combination of potential and location. Situated on a 4,822 square foot pie-shaped corner lot, this home is perfect for those looking to renovate and personalize or for an investor seeking a property in outstanding condition. With nearly 1,900 square feet of developed living space, this home features 4 bedrooms (3 upstairs, 1 downstairs), 1.5 bathrooms, and 2 living spaces. Beautiful hardwood flooring flows throughout the main living areas, and large south-facing windows bathe the space in natural light. The open layout is ideal for family living, with a large front living room that seamlessly transitions into the dining area and kitchen—creating the perfect space for entertaining. The kitchen features well-maintained warm maple wood cabinetry and a suite of newer stainless-steel appliances, including a stove and dishwasher. The primary suite includes a private 2-piece ensuite and a spacious closet. Two additional bedrooms and a 4-piece bathroom complete the main level. The lower level has its own private side entrance, making it an ideal space for a future basement suite (subject to city permits and approval). The fully developed basement offers additional living space, with a large rec room and family room that could easily be converted into a kitchen, living room and dining area (subject to city permits and approval). The basement features new carpet throughout the living areas and has a rough-in for a future bathroom. The basement has a 4th bedroom (window does not meet egress) and a large den that could be converted into a 5th bedroom. The basement is completed with a corner gas fireplace, offering endless possibilities, whether you want a playroom, media

room, or a cozy family space. The pie-shaped corner lot creates an oversized backyard that is perfect for outdoor living and relaxation, with direct access to a large green space behind the home, ideal for entertaining friends and family. Recent updates include newer hardwood flooring, a newer roof, soffits, fascia, gutters, and a new hot water tank. Whether you're looking to update the home to your taste or invest, these upgrades—along with the home's well-maintained condition—offer an incredible opportunity in a prime location within the community. This property is located within walking distance to schools, parks, shopping, and Fish Creek Park. With easy access to Deerfoot Trail and Macleod Trail, commuting throughout Calgary is a breeze. Don't miss out on this chance to own a move-in ready bungalow with immense potential! Virtual tour available upon request.