

# \$550,000 - 36 Deerbow Circle Se, Calgary

MLS® #A2239047

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.12 Acres

Deer Run, Calgary, Alberta

Welcome to this spacious four-level split in the heart of family-friendly Deer Run. Offering approximately 2700 square feet of total living space this home features 5 bedrooms, a double attached garage and a private yard with mature landscaping, this home is waiting for your personal touches to make it your own. Its exceptional location places you just steps from one of Calgary's greatest natural treasures – Fish Creek Park. The main level features a bright living room, dining area, and a beautifully renovated kitchen with granite countertops, stainless steel appliances, a gas cooktop, dual electric ovens, and tile flooring. The renovation also included a new kitchen window, updated lighting, and new cabinetry with slide-out shelves. The rest of the home combines carpet and linoleum flooring, offering both comfort and durability. Upstairs are three bedrooms, including a primary suite with a three-piece ensuite, along with a full four-piece bathroom. The lower level offers two more bedrooms, another full bathroom, and a cozy family room, while the basement includes a large recreation room, utility space, and extra storage. Over the years, the owners have enhanced the property with updated roof shingles, a brick walkway and rock wall in 2015, and a Lennox hot water tank. The yard has been lovingly maintained, with rose bushes, a rock-edged deck, and a space for a vegetable garden. Living here, you'll have direct access to the endless pathways of Fish Creek Park, where miles of walking and biking



trails wind through forests, meadows, and along the river. Whether youâ€™re enjoying a quiet stroll, an early morning jog, or a family bike ride, the park offers an unmatched connection to nature right outside your door. Lake Sikome, playgrounds, tennis courts, schools, shopping, and the Deer Run Community Centre are all nearby, creating a perfect balance of recreation, convenience, and community. With its functional layout, comfortable finishes, and an unbeatable location surrounded by some of Calgaryâ€™s most cherished green spaces, 36 Deerbow Circle SE is ready to welcome you home.

Built in 1986

**Essential Information**

MLS® #	A2239047
Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	36 Deerbow Circle Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6J2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Laminate Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Garden
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	July 12th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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