$597,000 - 3 Deerbrook Road Se, Calgary

MLS® #A2241902

$597,000

4 Bedroom, 3.00 Bathroom, 1,212 sqft
Residential on 0.14 Acres

Deer Run, Calgary, Alberta

Welcome to this beautifully maintained and updated 4-level split home, ideally situated on a spacious corner lot in the sought-after community of Deer Run. Fully developed with over 2,200 sq ft of living space plus incredible storage throughout, this home offers a rare blend of timeless character, thoughtful upgrades, and an unbeatable location—perfect for families or anyone seeking tranquillity with city convenience.

The main level features a bright open-concept kitchen with a generous eating area, a traditional "L"-shaped living and dining room, beautiful hardwood and tile flooring, and a cozy corner brick wood-burning fireplace. Upstairs offers three spacious bedrooms, including a primary bedroom with an en-suite, and a fully renovated main bathroom.

The third level features a fourth bedroom, a fully renovated bathroom, and a warm family room with a second wood-burning fireplace, clad in stone. The basement features a large recreation space, brand-new carpet, and ample storage options.

Notable updates include new windows, fresh interior and exterior paint, a recently replaced hot water tank, and spray foam insulation in the attic for improved energy efficiency. Completing the package is an oversized 25' x 22' insulated, double-attached garage—ideal for Calgary winters.

This is a move-in-ready home in a mature, tree-lined community surrounded by Fish Creek Park and the Bow River—offering endless pathways, green spaces, playgrounds, and more. A truly special property in an unbeatable setting.

Surrounded by Fish Creek Provincial Park and bordered by the Bow River, Deer Run is one of Calgary's most peaceful and family-oriented communities. Enjoy direct access to scenic walking and biking paths, including nearby Mallard Point. The area is filled with parks, playgrounds, tennis courts, and outdoor rinks. Quiet crescents and mature trees shape the landscape, while local schools like Deer Run Elementary and Wilma Hansen Jr. High are just minutes away. Everyday amenities are close at hand at Deer Valley Marketplace and Southcentre Mall, with easy access to Deerfoot and Bow Bottom Trail.

This is a rare opportunity to enjoy the perfect mix of nature, community, and convenience in a move-in-ready home. Call today to book your private showing!

Built in 1980

Essential Information

MLS® #	A2241902
Price	$597,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,212
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached

Style	4 Level Split
Status	Active

Community Information

Address	3 Deerbrook Road Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J5Z3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Bookcases, See Remarks, Storage
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	8

Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions