

# \$649,900 - 13727 Deer Run Boulevard Se, Calgary

MLS® #A2228882

**\$649,900**

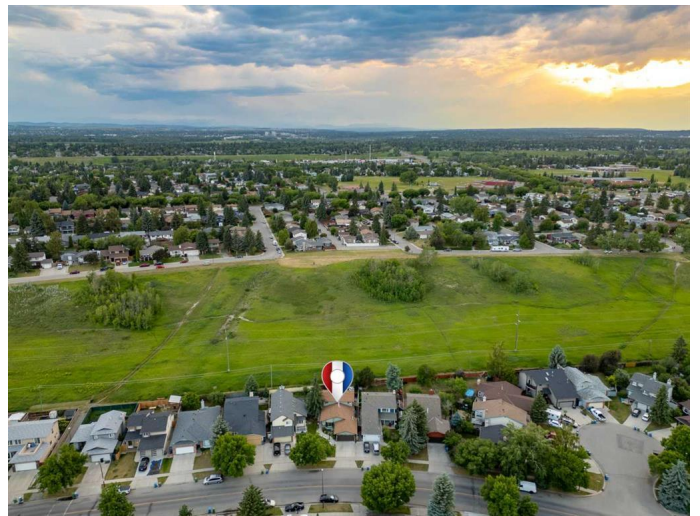
4 Bedroom, 4.00 Bathroom, 1,826 sqft

Residential on 0.13 Acres

Deer Run, Calgary, Alberta

FRONT ATTACHED HEATED GARAGE |  
BACKS GREEN BELT | STEPS TO FISH  
CREEK PARK | \*\*\*open house CANCELLED  
JUNE 21 2PM-4PM\*\*\*

Nestled in a prime location backing onto a tranquil green belt and just steps from Fish Creek Park, this thoughtfully updated 2-storey home in Deer Run offers the perfect blend of nature and convenience. As you step inside, youâ€™re welcomed by a spacious living room with a large bay window that fills the space with natural light and offers serene views of the tree-lined street. To the left, a versatile flex room awaitsâ€”ideal as a formal dining area, sitting room, or home office. The rear of the home features an updated kitchen complete with granite countertops, stainless steel appliances, and an open layout to the cozy kitchen nook and family room. Here, a wood-burning fireplace and patio doors lead out to a private west-facing backyard, perfect for outdoor enjoyment. Also on the main floor are a convenient laundry room and a half bath. Upstairs, you'll find three generously sized bedrooms, including a primary suite with his-and-hers closets and a 3-piece ensuite featuring a walk-in shower. The fully finished lower level expands your living space with a large recreation room, an additional bedroom and bathroom, and an abundance of storage with built-in cabinetry and sinkâ€”ideal for a second kitchen setup or hobby area like wine or beer making. Key updates include roof shingles (2016), a new hot water tank (2024),



and upgraded attic insulation for improved efficiency. Located just a quick walk from Don Bosco K-9, Wilma Hansen Jr High School, and scenic Fish Creek Park’s 100+ kilometers of trails, this location is a haven for families and outdoor enthusiasts. Spend your summers at nearby Sikome Lake, grab a bite at Annie’s Café, or enjoy dinner at Bow Valley Restaurant. With easy access to Deerfoot and MacLeod Trail and close proximity to everyday conveniences like No Frills, Co-op, Starbucks, Anytime Fitness, and more”this rare opportunity is not to be missed!

Built in 1981

**Essential Information**

MLS® #	A2228882
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	13727 Deer Run Boulevard Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6L3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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