13632 Deer Run Boulevard SE

Calgary | Active | MLS® A2344131

$609,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1982**	**1,639.67 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Ready to move into! This home has had tons of updates! Natural light shines into all 4 levels. This style of home provides spaces to be together or resort to your private space. Walking distance to Fish Creek Park with schools, shopping & public transit close by. The skylight at the entrance way & huge windows bring in light to every room. There are 3 bedrooms upstairs & 2 bathrooms (master has a full ensuite bath & walk in closet). Master bedroom is a few steps up from the other bedrooms, giving extra quiet & privacy. Sunny eating nook looking into the kitchen with newer appliances. All appliances are no more than 4 years old. The kitchen cabinets have been professionally painted with new hardware; kitchen counter, with the kitchen, hallway, dining and living room floors are new. Walk through into formal dining room/living room open with cathedral ceiling, new flooring & gas fireplace. The third level includes a family room with new flooring, natural wood burning fireplace & wet bar with new sink & counter plus laundry and bathroom. Wood fireplace can easily convert with a gas insert if this is something a new owner wants to do. This room has patio doors leading to the back deck. Lower level has a carpeted rumpus room & a flex room (office/sewing/play area) with tons of storage & shelving plus furnace, 2 hot water tanks & more storage space. Eco Paving brand new on the driveway, sidewalk up to the house & the front steps (this $10,000.00 upgrade has a 5-year warranty). The complete home, including the garage has been freshly painted. Leaf Filter system was done in 2022 ($5,560.00 value has a warranty). The furnace, vents, dryer vent and gas fireplace have been cleaned. The private back yard is a good size for the family to enjoy. The yard does need work but has endless possibilities for the gardener. The large deck has been freshly painted. The double attached garage is very large with 2 garage doors (doors have been serviced). The garage floor has also been freshly painted. It also has a man door on the side, convenient to get to the back yard. This helps keep the dust down. Deer Run is a great community with only minutes to Fish Creek Park. Enjoy the walking paths and more. A new real property report with city compliance is available. Call your favorite realtor today to have a private viewing. Immediate possession is possible.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344131
Bedrooms	4
Bathrooms	3
Year Built	1982
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,639.67 sq. ft.
Main Level Finished Area:	1,032.75 sq. ft.
Upper Level Finished Area:	344.86 sq. ft.
Below Grade Finished Area:	547.25 sq. ft.
Acreage:	No
Lot Area:	445 sq. ft.
Lot Frontage:	44'5"
Lot Details:	13.53x33.01x13.54x33.02
Front Exposure:	Southeast
Unit Exposure:	Southeast
Levels:	4 Level Split
Total Rooms Above Grade:	7
Year built:	1982 (Age: 44)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8011338
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Other, Vinyl
Cooling:	None
Fireplaces:	2
Fireplace Details:	Dining Room, Family Room, Gas, Glass Doors, Metal, Tile, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Other
City Quadrant:	Southeast
Community:	Deer Run
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Microwave Hood Fan, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 9'3" × 9'1" ·
Main Floor	Family Room · 23'7" × 14' ·
Main Floor	Kitchen · 10'11" × 9'9" ·
Main Floor	Living Room · 19'3" × 11'9" ·

2nd Floor	Bedroom · 9'6" × 9'4" ·
2nd Floor	Bedroom · 9'5" × 9'4" ·
3rd Floor	Bedroom - Primary · 14' × 13' ·
Basement	Bedroom · 12'8" × 10'10" ·
Basement	Game Room · 22'9" × 13'3" ·
Basement	Furnace/Utility Room · 13' × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees, Front Yard, Lawn, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13632-deer-run-boulevard-se-calgary-a2344131/

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