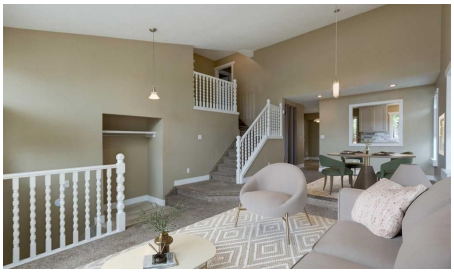
# 31 Deer Place SE

Calgary | Active | MLS® A2341381

**$725,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **1986** | **1,886.12 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by MaxWell Capital Realty

# A closer look

OPEN HOUSE SAT NOV 14th. 1-3PM. RARE GEM | LEGAL SUITE | PROFESSIONALLY RENOVATED
Welcome to this move-in-ready, professionally renovated four-level split in the established, tree-lined community of Deer Run. Offering 2,490 sq. ft. of developed living space on a massive 7,250 sq. ft. pie-shaped lot, this 5 bedroom, 3.5-bathroom home is tucked into a quiet cul-de-sac and includes a legal 2-bedroom secondary suite currently generating $1,900 per month.

With 2 private entrances, separate outdoor spaces, 2 sets of laundry, a double attached garage and driveway parking for 4 vehicles, this property is ideal for mortgage assistance, multigenerational living or a turn-key investment with excellent dual income cash-flow potential.

The bright 3 bedroom upper residence welcomes you through a private front entrance into an impressive open-concept living and dining area. Vaulted ceilings, oversized windows, custom up/down blinds, and abundant natural light create an inviting space for everyday living and entertaining.

The brand-new kitchen, completed in August 2026 and never used, features full-height cabinetry, new countertops, stainless steel appliances, vinyl plank flooring, a pantry, and a spacious dining nook. Garden doors open to the large deck, built in 2021, and a private fenced backyard and side yard.

The extra-large primary bedroom easily accommodates a king-size bed and dressers and includes 2 generous closets and a refreshed 4 piece ensuite. Two additional well-sized bedrooms, a second refreshed 2 piece bathroom and a private full-size washer and dryer complete the upper residence. Both bathrooms were updated in August 2026 with new vanities, faucets and vinyl plank flooring, along with refreshed tubs and shower tile.

Built in 2015, the self containted legal Suite #490 features its own private entrance and a unique two-level design. The bright walkout level offers an open-concept living room with fireplace, kitchen, dining nook and 2 piece bathroom. The lower level includes 2 spacious bedrooms with oversized windows, a 4 piece bathroom, full-size laundry, a walk-in closet and massive crawl-space storage. The suite also enjoys its own decks, separate yard and dog run.

Major upgrades include more than 25 windows and exterior doors (2015), two high-efficiency furnaces (2015), two electrical panels (2015), sewer backflow preventer (2015), roof shingles (2012), hot-water tank (2026), front door, garage and front siding, exterior motion lights, paint and baseboards (August 2026).
Close to Fish Creek Provincial Park at Mallard Point, off-leash areas, pathways, schools, community amenities, shopping and major routes, this exceptional property delivers space, flexibility and income potential in one impressive package.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |

| | |
|---|---|
| **MLS® Num** | A2341381 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 1986 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 4 Level Split |
| **Total Living Area:** | 1,886.12 sq. ft. |
| **Main Level Finished Area:** | 1,129.72 sq. ft. |
| **Upper Level Finished Area:** | 756.39 sq. ft. |
| **Below Grade Finished Area:** | 559 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,909 sq. ft. |
| **Lot Frontage:** | 23' |
| **Front Exposure:** | Southeast |
| **Unit Exposure:** | Southeast |
| **Floor Location:** | Ground |
| **Levels:** | 4 Level Split |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1986 (Age: 40) |

| | |
|---|---|
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8011338 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Laminate, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Brick Facing, Living Room, Mantle, Other, Raised Hearth, Wood Burning |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway |
| **Parking Places:** | 6 |
| **Parking Total/Covered:** | 6 / - |
| **Laundry Features:** | In Basement, Main Level, Multiple Locations |
| **City Quadrant:** | Southeast |

| | |
|---|---|
| **Community:** | Deer Run |
| **Appliances:** | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| **Inclusions:** | Brand New Appliances in Main Kitchen, Window Blinds, Workbench, Tall Cabinet, Attached Shelves & Cabinet Storage in the Garage |
| **Restrictions:** | Restrictive Covenant, Utility Right Of Way |
| **Main Floor** | Living Room · 15'8" × 15'4" · |
| **Main Floor** | Dining Room · 15'3" × 14'5" · |
| **Main Floor** | Kitchen With Eating Area · 15'2" × 13'6" · |
| **Upper Level** | Bedroom - Primary · 18'10" × 12'10" · |
| **Upper Level** | Bedroom · 15'1" × 9'6" · |
| **Upper Level** | Bedroom · 12' × 9'6" · |
| **Basement** | Storage · 25'8" × 14'8" · |
| **Basement** | Furnace/Utility Room · 9'6" × 5' · |
| **Suite** | Living Room · 15'1" × 14'9" · |
| **Suite** | Kitchen With Eating Area · 11'4" × 10'1" · |
| **Suite** | Foyer · 5' × 3'8" · |
| **Suite** | Bedroom · 14'3" × 12'10" · |
| **Suite** | Bedroom · 12'11" × 9'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows |
| **Exterior Features:** | BBQ gas line, Dog Run |
| **Patio And Porch Features:** | Deck, See Remarks |
| **Lot Features:** | Back Yard, City Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |

| | |
|---|---|
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-C2 |
| **Listed Date:** | Sep 03, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-deer-place-se-calgary-a2341381/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.