# \$469,900 - 2134 146 Avenue Se, Calgary

MLS® #A2222967

# \$469,900

3 Bedroom, 2.00 Bathroom, 863 sqft Residential on 0.07 Acres

Deer Run, Calgary, Alberta

Welcome to this beautifully updated 3 bedroom, 2 bathroom duplex WITH OVER 1475 SQ FT OF LIVING SPACE, located in the desirable and family-friendly community of Deer Run. With a BRAND NEW EXTERIOR and ALL-NEW ENERGY SAVING WINDOWS, this home offers fantastic curb appeal and modern efficiency.

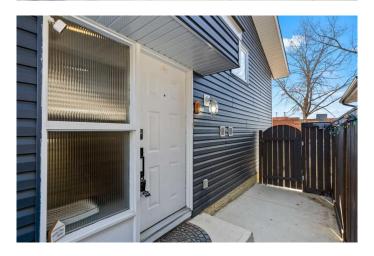
Step inside through your PRIVATE SIDE ENTRANCE, providing convenient access to the backyard which has apple and plum trees, perfect for gardening enthusiasts. Upon entry, you'll find a SPLIT-LEVEL LAYOUT with stairs leading either to the main floor or the fully developed basement.

Upstairs, you'll be welcomed by a bright and inviting living room featuring sleek grey VINYL PLANK FLOORING and direct access to the front balcony that fills the space with natural light. The open layout flows into a charming kitchen equipped with stylish blue cabinets, laminate countertops, a full set of stainless steel appliances, and a pantry for added storage.

Continue down the hallway to find two comfortable bedrooms. The first bedroom includes a patio door that overlooks the backyard, perfect to build a deck off of for entertaining or relaxation. The second bedroom is perfect for a kids room or an office.







Head downstairs to a finished basement with carpet flooring throughout. The large recreation area is ideal for a cozy secondary living room, games space, or home theatre. The lower level also includes a den that can be easily transformed into a THIRD bedroom. Finished with a 3 piece bathroom, and a laundry area, making it a perfect space for guests or additional family members.

Located in the heart of Deer Run this home offers excellent access to nearby amenities. You'll be just minutes from shopping and restaurants and across the street from Deer Run School and a convenient bus stop. The community also features a recreation center that offers daycare, and you're close to Fish Creek Park, Sikome Lake, and the local skate parkâ€"perfect for active lifestyles and outdoor fun.

Don't miss your opportunity to call this beautiful property your next home. Book your private showing today!

Built in 1978

#### **Essential Information**

MLS® # A2222967
Price \$469,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 863
Acres 0.07
Year Built 1978

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

Status Active

# **Community Information**

Address 2134 146 Avenue Se

Subdivision Deer Run
City Calgary
County Calgary
Province Alberta
Postal Code T2J 5T2

#### **Amenities**

Parking None, On Street

## Interior

Interior Features No Animal Home, No Smoking Home, Pantry, See Remarks, Laminate

Counters

Appliances Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Water Softener, Water Purifier

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 30

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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