

**2140 146 Avenue SE  
Calgary, Alberta**

**MLS # A2283040**



# \$569,900

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** TV wall mount, Shed, Trampoline, Sand pit

OPEN HOUSE...SUNDAY FEB. 1ST 11am - 1PM!! WALK TO SCHOOL, STEPS TO FISH CREEK PARK WITH THIS HOME SITUATED ON A MASSIVE LOT, CENTRAL AC, & ATTCHED GARAGE! Welcome to this fantastic family home in the heart of the desirable community of Deer Run. Located directly across the street from the school and community association, and just steps to Fish Creek Park, this home offers an ideal setting for families seeking convenience, safety, and an active lifestyle. The open-concept main floor features a bright kitchen and dining area overlooking the large backyard, perfect for family living and entertaining. The spacious living room is highlighted by a cozy wood-burning fireplace and a beautiful bay window, creating a warm and inviting space to gather. Step outside to the generous deck, ideal for summer evenings and complete with a gas line for BBQs. The home offers 3 bedrooms and 1.5 bathrooms, central air conditioning, and a developed basement providing excellent additional family space with a rough-in for a future bathroom. Recent updates include a newer furnace, newer hot water tank, and a high-end water softener. Situated on one of the largest lots on the street and complete with a single attached garage, this home offers tons of potential and an opportunity in a truly family-oriented neighborhood.