

31 Deer Place SE Calgary, Alberta

MLS # A2341381



\$780,000

Division:	Deer Run		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,886 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Brand New Appliances in Main Kitchen, Window Blinds, Workbench, Tall Cabinet, Attached Shelves & Cabinet Storage in the Garage

OPEN HOUSE SATURDAY September 12, 1:00-3PM. Welcome to this spacious 5 bedroom, 3.5 bathroom, classic 4 level split style home, on a large pie lot and prime cul de sac location, in the sought after community of Deer Run. This family home has been upgraded to provide 2 separate self contained family dwellings; a 3 bedroom 2 bathroom upper suite, and a 2 bedroom 1.5 bathroom, legal secondary suite. Two separate entrances. Two city addresses. Three decks. Two H.E. furnaces 2014; Roof shingles (2012); Two electrical panels; All new windows and doors (2015); Two sets of appliances. Sewer back flow preventer. This is perfect for an investor, a multi-generation owner, or live up and rent down. The upper suite was newly renovated in August 2026 with a new kitchen and brand new appliances, and two upgraded bathroom renovations. There is neutral paint, newer carpet, modern interior doors/jams, window casings, up/down blinds, baseboards, and the lower suite was built new in 2015. Both suites continue to be very well maintained. Double attached garage is shared, driveway for 4 vehicles, back yard fully fenced, landscaped and another fence to separate the two outdoor spaces. The upper suite is 2 levels with front door access. It's a spacious, open concept, kitchen/dining room/living room, with a vaulted ceiling, plenty of windows for natural light, a pantry for extra storage, eating nook, full size washer/dryer, garden door with built in blinds lead to the newer deck (2021). The primary bedroom is massive with 2 large closets with lights, and a 4 piece ensuite bathroom. The other 2 bedrooms are good sizes and there is a second 4 piece bathroom. The legal secondary suite is also 2 levels, which has it's own side entrance, side deck, back deck, and dog run. It has plenty of windows for natural light, open concept kitchen/nook/living room,

fireplace, sliding patio doors with built in blinds, a 2 piece bathroom, a 4 piece bathroom, good size bedrooms, walk in closet, full size washer/dryer, and access to an amazingly large storage area. The community of Deer Run is family friendly, mature trees, steps to Mallard Point in Fish Creek Provincial Park, steps to an off leash dog park, school/community center, playgrounds, shopping, and easy access to major roads.