

**8, 14736 Deerfield Drive SE  
Calgary, Alberta**

**MLS # A2254316**



**\$274,900**

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Appliances are in as-is condition.

Welcome to Deerfield Village in Deer Run! This 3-bedroom, 1 bath townhouse offers an incredible opportunity for buyers looking to create value. Priced over \$100,000 below comparable renovated units in the complex, this property is a ready for a full renovation and personal touch. With approximately 1500 SF of potential living space, a fully fenced backyard with deck, the bones are here to transform this unit into a fantastic home or investment. The layout features a cozy main floor with sliding doors to a deck, three bedrooms and bath upstairs, and a basement that can be developed to suit your needs. Windows and doors were replaced in 2018. Also comes with TWO Assigned parking stalls. Located close to schools, shopping, transit, Fish Creek Park, Lake Sikome, and nature trails, Deerfield Village remains one of the most desirable townhouse complexes in the community. Exceptionally well-managed complex with a proactive board and a healthy reserve fund. Recent upgrades include 40-year shingles and freshly painted exteriors, reflecting the community's commitment to long-term care and value. Pet-friendly (with board approval) &ndash; up to 2 pets allowed per unit. Bring your vision, tools, and design ideas&mdash;this is your chance to buy into Deer Run at an incredible price!