

# \$725,000 - 620 Deer Side Place Se, Calgary

MLS® #A2260010

## \$725,000

4 Bedroom, 3.00 Bathroom, 2,209 sqft

Residential on 0.15 Acres

Deer Run, Calgary, Alberta

Unbeatable Location & Classic Comfort Fish Creek Park

Imagine waking up to gorgeous views of nature right outside your kitchen window—that's the everyday reality of living here. This is a rare chance to own a home that offers an unbeatable location directly adjacent to Fish Creek Park, combining quiet residential charm with instant access to Calgary's most beloved natural green space. Homes that genuinely back onto the park are hard to find, and this one is a true gem!

Timeless Layout and Sunlit Spaces

This home features a desirable classic two storey split floor plan that offers separation and space for the whole family.

**Main Level:** Step into the heart of the home, where large windows invite stunning morning sunshine. The main floor features a bright living room, a defined dining room perfect for gatherings, and a fantastic kitchen with updated appliances that are ready for your culinary adventures.

**Lower Level Retreat:** A few steps down leads you to the spacious family room, highlighted by attractive built-ins and a cozy fireplace—your perfect spot for relaxed evenings. This level also includes a versatile bedroom or den, a handy half bathroom, and a functional laundry area.

**Family Sanctuary & Convenient Features**

Upstairs, you'll find three generously sized bedrooms. The primary suite is a private escape, complete with a walk-in closet and a



contemporary 3-piece ensuite featuring a large shower. A 4-piece bathroom is conveniently located to serve the additional bedrooms. The home also includes a double attached garage and a full, undeveloped basement, offering incredible potential to customize and add value down the road.

The Ultimate Lifestyle Investment  
Beyond the interior comfort, this location is an investment in lifestyle. You have the tranquility of Fish Creek Park as your extended backyard, yet you're moments away from everything you need. Enjoy access to great schools, abundant shopping, excellent local restaurants, and quick, easy access to Deerfoot Trail for a straightforward commute. Homes backing Fish Creek are simply a different classâ€”don't let this rare opportunity pass you by. Schedule your showing today!

Built in 1979

**Essential Information**

MLS® #	A2260010
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,209
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	620 Deer Side Place Se
Subdivision	Deer Run

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6A2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, Environmental Reserve
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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