

# \$769,900 - 1104 Deer River Circle Se, Calgary

MLS® #A2263124

**\$769,900**

3 Bedroom, 3.00 Bathroom, 2,226 sqft  
Residential on 0.13 Acres

Deer Run, Calgary, Alberta

Welcome to Deer River Estates, one of Calgary's finest hidden gems. This charming and exclusive neighborhood is known for its character, private access to Fish Creek Park, and it has even been home to a few NHL legends over the years. This 3-bedroom family home provides approximately 3,200 sq ft and is designed for comfort, functionality, and modern family living. Every detail has been carefully considered, with premium upgrades including new windows, a tankless hot water system, central air conditioning, a high-efficiency two-stage furnace, and rich cherry hardwood floors and much more. Flexible living spaces cater to every family's needs, such as unique upper loft perfect as a den, playroom, or home office. The functional U-shaped kitchen overlooks the living room with a cozy wood-burning fireplace, an eat-in area, and bar seating all bathed in natural light and offering views of the west-facing private fenced backyard. The upper level hosts a spacious primary suite measuring an impressive 11.5 x 19.5, complete with a walk-in closet and a 5-piece ensuite bathroom. An additional 2 bedrooms and full bathroom and the loft complete this upper level. The fully finished basement features an open rec room, a designated gym that can be converted into an additional bedroom, and a utility room with ample storage and a workbench offering flexibility to suit your family's needs. Outside this home has a unique feeling of privacy by facing a community greenspace and also the



backyard backs onto a large greenspace with access to extensive walking trails and an off-leash area for pets. Freshly painted and move-in ready, this home is ready for its next chapter a place to create memories, celebrate milestones, and grow together as a family.

Built in 1989

**Essential Information**

MLS® #	A2263124
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,226
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1104 Deer River Circle Se
Subdivision	Deer Run
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7A3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Jetted Tub, No Smoking
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	Home, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Water Softener, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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