

\$640,000 - 328 Douglas Glen Heath Se, Calgary

MLS® #A2120997

\$640,000

3 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0.16 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to the vibrant community of Douglas Glen, nestled in the southeast quadrant of Calgary. This meticulously cared-for 3-bedroom, 2-storey home, positioned on a massive corner lot adjacent to lush greenspace and pathways and parks. Upon entering be greeted by the gleaming hardwood flooring, gracefully extending from the foyer through the main floor family room and kitchen. The kitchen boasts updated countertops, stainless steel appliances, abundant storage, and a convenient corner pantry. Adjacent to the kitchen, the family room opens up to a sun-drenched west-facing yard, perfect for basking in the warmth of Alberta's sunsets. Spacious master suite complete with an ensuite bathroom and a walk-in closet. The expansive bonus room, adorned with ample windows, offers views of the surrounding greenery. For storage enthusiasts, the basement presents over 700 square feet of versatile space to accommodate your organizational needs. Outside, the sprawling corner lot provides ample potential for RV parking, catering to your lifestyle requirements. Newer furnace and hot water tank in 2022. Douglas Glen offers a true sense of community of living, with an array of amenities at your fingertips. From convenient grocery shopping and delightful eateries to serene parks, tennis courts, and winding biking trails leading to the picturesque Bow River Trail system and Fish Creek Park, every convenience enhances your daily life. Easy



access to Deerfoot Trail ensures seamless commutes throughout the City of Calgary. Experience the pride in ownership—schedule a showing today to explore this exceptional residence and envision the lifestyle awaiting you in Douglas Glen.

Built in 1996

Essential Information

MLS® #	A2120997
Price	\$640,000
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	328 Douglas Glen Heath Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot, Irregular Lot, Landscaped
Roof	Wood
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 24th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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