

\$599,900 - 96 Douglas Ridge Circle Se, Calgary

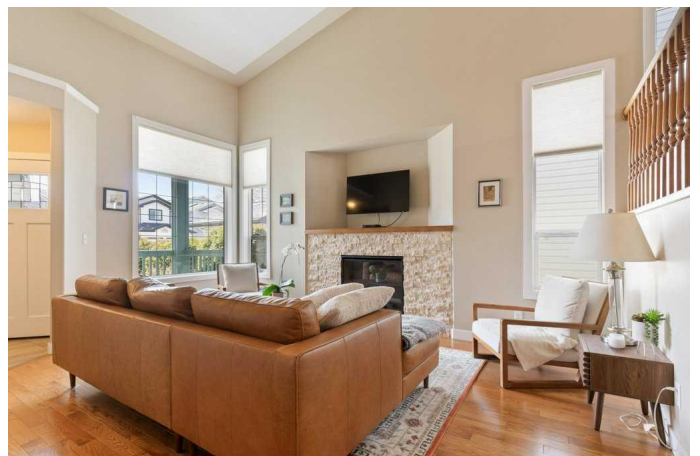
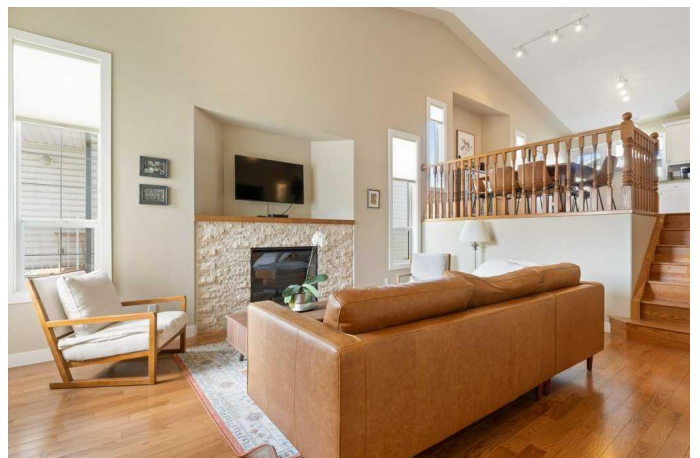
MLS® #A2124772

\$599,900

4 Bedroom, 2.00 Bathroom, 1,413 sqft
Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to the vibrant community of Douglasdale, nestled in the southeast quadrant of Calgary. This meticulously cared-for four-bedroom, beautifully updated open concept split-level home is both visually appealing and has great spaces for everyone in your home. For generously sized bedrooms, two full bathrooms, developed basement, leaving you the only thing to do is to move in. Adjacent to lush green spaces 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, a host of appliances, overlooking the living room with soaring ceiling height and a fireplace that opens up to a sun-drenched South-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. Newer furnace and hot water tank. Douglasdale 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 Douglasdale.

Built in 1996

Essential Information

MLS® #	A2124772
Price	\$599,900
Sold Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,413
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	96 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2024
Date Sold	April 25th, 2024
Days on Market	4
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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