

\$650,000 - 25 Douglas Glen Crescent Se, Calgary

MLS® #A2127606

\$650,000

3 Bedroom, 4.00 Bathroom, 1,649 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

****OPEN HOUSE SATURDAY, MAY 11th 11 am - 2 pm**** Nestled in a peaceful CUL-DE-SAC, this spacious family home boasts over 2200 square feet of developed living space spread over three levels, providing ample room for your family to spread out and relax! Step inside and be greeted by the warmth of home with a spacious entryway to welcome your guests.

This gem has been well maintained and is just waiting for you to move in. A bright white kitchen with granite counters and abundant light opens to a dining area and an inviting living room featuring a gas fireplace for those chilly mornings. The convenience of a main floor powder room/laundry (including a full-size stand-up freezer) and a double attached garage ensures that daily life is as effortless as it is comfortable. Upstairs, you'll find a large primary bedroom complete with a walk-in closet and a corner soaker tub in the oversized ensuite. Additionally, there are two more generously sized bedrooms (will be freshly painted), an office/bonus room area, and a full bathroom.

The fully finished basement is a versatile space offering endless possibilities for relaxation, recreation, and entertainment. It includes a full bathroom complete with a stand-up shower and a separate storage room. In the utility room, you'll find an



updated furnace and HWT.

Step outside and discover your personal oasis—a sprawling, two-level deck complete with GAS BBQ line, beckoning for gatherings and quiet moments alike. Bask in the sunshine, entertain guests under the stars, or simply enjoy the tranquility of your own backyard retreat. Your SOUTH-FACING BACKYARD leaves plenty of room for the kids and the dog to play!

Conveniently situated in the heart of Douglas Glen, this house offers more than just a home—it provides a lifestyle. Enjoy easy access to top-rated schools, a plethora of shopping and dining options, along with seamless connectivity to Deerfoot Trail and Fish Creek Park for endless adventures.

Don't miss your chance to make this dream home yours—schedule a viewing today and start living the lifestyle you've always dreamed of!

Built in 1997

Essential Information

MLS® #	A2127606
Price	\$650,000
Sold Price	\$646,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,649
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Sold

Community Information

Address 25 Douglas Glen Crescent S
Subdivision Douglasdale/Glen
City Calgary
County Calgary
Province Alberta
Postal Code T2Z 3M6

Amenities

Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Built-in Features, Ceiling Fan, Jetted Tub, Kitchen Island, Porcelain
Appliances Dishwasher, Dryer, Electric Range, Exhaust Hood, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Yard, Cul-De-Sac, Front Yard
Roof Asphalt Shingle, Asphalt/Gravel
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 3rd, 2024
Date Sold May 21st, 2024
Days on Market 18



Zoning	R-C1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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