

\$699,000 - 2836 Douglasdale Boulevard Se, Calgary

MLS® #A2139810

\$699,000

4 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Embark on a journey of convenience and comfort with this exceptional BUNGALOW-style property, designed to cater to your every need on the main level, including laundry & easy access to the double attached garage. Nestled in a coveted location directly across from Monsignor J.S. Smith School and conveniently proximate to the golf course, this residence seamlessly combines accessibility with tranquility. Spanning approximately 2856 total sq ft, the home features vaulted ceilings in the expansive great room, creating an atmosphere of spaciousness and refinement. Whether unwinding by the gas fireplace or indulging in the ensuite adorned with double sinks and a 5' shower, every comfort is thoughtfully provided. The kitchen, equipped with newer maple cabinets, stainless steel appliances, and ample storage, including a convenient pantry and center island, beckons to culinary enthusiasts. A versatile front flex room works well as a bright office space, while a total of 4 bedrooms and 3 bathrooms ensure abundant space for everyone. Step outside this summer to a southwest-facing backyard, fully fenced for privacy, boasting a spacious deck with a covered area, perfect for year-round barbecues with a gas line. Stay cool during the summer months with the luxury of AIR CONDITIONING. With a brand new Hot Water Tank, newer shingles installed in 2018 and an array of desirable amenities, this home offers an unparalleled opportunity at an unbeatable price. Don't let this chance slip



away”seize the opportunity to transform this into your dream home today! Reach out to your preferred realtor without delay before it's too late.

Built in 1996

Essential Information

MLS® #	A2139810
Price	\$699,000
Sold Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,433
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2836 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2H9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	July 12th, 2024
Days on Market	32
Zoning	SR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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