

\$445,000 - 26 Douglas Glen Park Se, Calgary

MLS® #A2148036

\$445,000

3 Bedroom, 3.00 Bathroom, 1,340 sqft

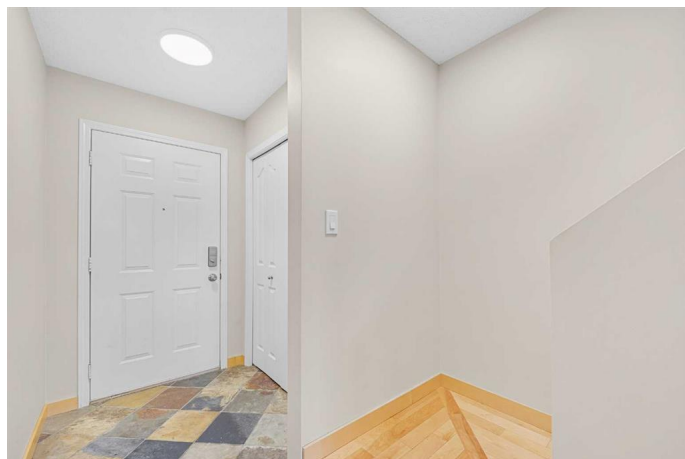
Residential on 0.04 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your dream home! This gorgeous 3-bedroom, 2.5-bathroom property offers everything you could desire for comfortable and stylish living. Situated in a prime location, it backs onto the complex's highly desirable green space. The main level boasts an open floor plan, creating a seamless flow between the living, dining, and kitchen areas, perfect for entertaining and family gatherings. Gorgeous hardwood floors throughout the main living areas add warmth and elegance to the space, while energy-efficient vinyl windows provide ample natural light. Stay cool and comfortable year-round with central air conditioning, and enjoy the benefits of a Culligan Water Softener and reverse osmosis water tap, ensuring pure, clean water for your family.

Upstairs you'll find an extremely large north-facing primary bedroom with views into the central green space. A well-featured 4-piece bathroom, ample landing space and 2 great-sized bedrooms round out the upper floor.

The fully developed basement offers additional living space with a large rec room (currently used as a 4th bedroom) and a 3-piece bathroom, making it perfect for a home theatre, playroom, or hangout space. Note the feature lighting! Relax and unwind on the charming front porch or the serene rear porch overlooking the green space, providing the perfect setting for outdoor enjoyment and summer BBQs. The single attached



garage with driveway features a 30amp hookup for an electric garage heater, ensuring your car is cozy even in the coldest months. This home is a perfect blend of modern amenities and natural beauty, offering a peaceful retreat while still being close to all the conveniences of city living. Best of all, low condo fees!! Don't miss out on the opportunity to make this stunning property your new home!

Built in 2001

Essential Information

MLS® #	A2148036
Price	\$445,000
Sold Price	\$447,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	26 Douglas Glen Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3Z3

Amenities

Amenities	Other, Visitor Parking
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Parking Spaces	2
Parking	Driveway, Garage Door Opener, Guest, Insulated, Paved, Single Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 20th, 2024
Days on Market	9
Zoning	M-CG d44
HOA Fees	62.73
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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