

\$619,900 - 97 Douglas Ridge Circle Se, Calgary

MLS® #A2163246

\$619,900

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

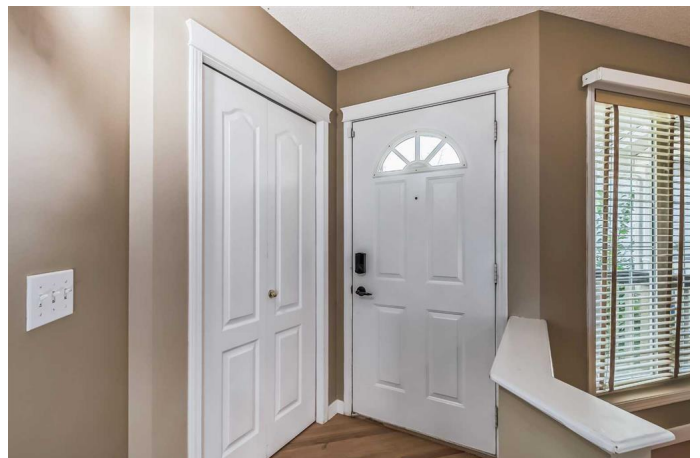
Located on a beautiful tree-lined street, this well-designed 2-story home offers over 2,400 sq ft of living space. Steps away from Fish Creek Park, schools, public transit, and with easy access to Deerfoot and Stoney Trails. Enjoy partial mountain views from this open-concept home featuring a spacious kitchen with white cabinetry, stainless steel appliances, large island with eating bar, and a corner pantry. The kitchen flows into a cozy family room with a gas fireplace, while the bright nook opens to a south-facing backyard with a deck, hot tub (as is), and fully fenced for privacy. Main floor includes a formal dining area/office, 2-piece bath, and laundry. Upstairs boasts a generous bonus room with vaulted ceilings, 3 bedrooms including a primary with 4-piece ensuite and walk-in closet, plus a 3-piece bath. The finished basement offers an additional bedroom, large rec room, and another 3-piece bath. Recent updates include a new roof and insulation (2019) and a hot water tank (2022). Double garage is insulated, drywalled. Excellent value with the fully developed basement. Only 20 minutes to downtown—book your showing today!

Built in 1996

Essential Information

MLS® # A2163246

Price \$619,900



Sold Price	\$613,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 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	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 23rd, 2024
Days on Market	21
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.