



**16 Douglasview Park SE
Calgary, Alberta**

MLS # A2304831



\$629,900

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,214 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Back Lane, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mount (Great Room), Wardrobe Unit in Primary Bedroom Closet, Kinetico R/O, Garage Heater

This extensively renovated bungalow villa offers over 1,200 sq. ft. of beautifully designed living space above grade, plus a fully developed basement. Featuring 2 bedrooms, 2 full bathrooms, a dedicated home office, and exceptional storage throughout, this home perfectly balances comfort, function, and low-maintenance living - ideal for downsizers or anyone seeking the ease of single-level living without compromise. The main floor is bright and inviting; vaulted ceilings and expansive windows create an airy, open feel throughout. The expansive ~16' x 24' great room, anchored by a cozy gas fireplace, flows seamlessly into the dining area and kitchen, creating an ideal setup for both everyday living and entertaining. The timeless white kitchen features ample cabinetry, generous counter space, a large pantry, and a layout designed for effortless functionality. Large windows fill the front dining space with natural light and a large south-facing window overlooks the front porch. With the dining space spanning ~10' x 16', there is ample room for virtually any dining set. The primary suite is highlighted by vaulted ceilings with added pot lighting, a walk-in closet, and direct access to a beautifully updated 4-piece bathroom. The bathroom features a dual vanity and a tiled walk-in shower complete with built-in niches and 10mm glass. A dedicated main-floor laundry room enhances daily convenience, offering additional cabinetry and storage. The fully developed basement expands your living space with a large family room centered around a second gas fireplace, a den/flex space, a generous second bedroom with a walk-in closet, and another full 4-piece bathroom making it perfect for guests. Additional storage areas provide flexibility for hobbies, seasonal items, or future customization. Outside, enjoy your sunny south-facing covered front porch and a private backyard

with mature landscaping and a concrete patio, complete with a natural gas BBQ hookup. The heated attached garage is a standout, featuring epoxy flooring, added storage, and a water bib for year-round usability. This home has been thoughtfully updated with key improvements including upgraded attic insulation, central air conditioning, a natural gas line to the patio, and full plumbing and electrical updates completed in 2022. Offering both comfort and peace of mind, this fully move-in-ready home is updated throughout with a new kitchen and appliances, luxury vinyl flooring & carpet, updated bathrooms, Hunter Douglas silhouette window coverings and fresh paint throughout. Situated in the highly desirable community of Douglasdale, just minutes from golf courses, parks, pathways, schools, shopping, and everyday amenities. Combining quality renovations, functional design, and an unbeatable location, this is a home that truly delivers. Opportunities like this are rare - downsize into this beautiful like-new home today and start living your best maintenance-free lifestyle.