



**48 Douglas Park Boulevard SE
Calgary, Alberta**

MLS # A2307851



\$725,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Brackets

Welcome to 48 Douglas Park Boulevard SE, a beautifully maintained home in the heart of Douglasdale that blends style, comfort, and functionality. From the moment you step inside, you are greeted by a bright and airy layout featuring soaring ceilings, expansive windows, and thoughtfully selected finishes throughout. The modernized interior creates a warm and inviting atmosphere, while the spacious floor plan is designed for effortless everyday living and entertaining. Significant updates provide peace of mind, including a NEW FURNACE installed in 2022, NEW ROOF in 2020, NEW HOT WATER TANK in 2025, NEW FENCE in 2023, and NEW CENTRAL AIR CONDITIONING for year-round comfort. The kitchen has also been refreshed with a NEW FRIDGE AND STOVE installed in 2023. The main living areas are filled with natural light and offer a seamless flow between spaces. The updated kitchen is both functional and stylish, complete with contemporary cabinetry, generous prep space, and an ideal layout for hosting family and friends. Adjacent dining and living areas create the perfect setting for gatherings, quiet evenings at home, or relaxing weekends. Every room has been designed with comfort and practicality in mind, creating a home that feels polished, welcoming, and move-in ready. Upstairs, the home continues to impress with well-appointed bedrooms and thoughtfully designed spaces that provide flexibility for growing families, professionals, or anyone looking for room to spread out. The primary retreat offers a peaceful escape with plenty of space to unwind, while additional bedrooms and living areas provide versatility for guests, home offices, or recreation. Large windows throughout the home enhance the sense of openness and fill the space with beautiful natural light. Outside, the property offers exceptional curb appeal and outstanding

outdoor living potential. Whether you are enjoying your morning coffee, entertaining during the summer months, or relaxing at the end of the day, the outdoor spaces provide a wonderful extension of the home. Mature landscaping and a well-established streetscape add to the charm and appeal of this desirable property. Living in Douglasdale means enjoying one of Calgary's most established and family-friendly southeast communities. Residents appreciate the proximity to the Bow River pathways, parks, golf courses, schools, shopping, and convenient commuter routes, all while maintaining a peaceful residential atmosphere. With easy access to Fish Creek Provincial Park, Deerfoot Trail, and an abundance of amenities, Douglasdale offers a lifestyle centered around convenience, recreation, and community connection. This is an exceptional opportunity to own a beautifully updated home in a highly sought-after neighbourhood. Book your private showing today!