



**37 Douglasview Circle SE  
Calgary, Alberta**

**MLS # A2321277**



**\$718,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Window Coverings (All)

Welcome home! This bright, highly upgraded and exceptionally well-maintained home is tucked away on a quiet street in the masterfully planned community of Douglasdale. Offering outstanding pride of ownership, thoughtful updates and an amazing location, this home is ready for you to move in and enjoy. The main level is a chef's dream, featuring an updated gourmet kitchen with quartz countertops, cabinets to the ceiling and a stainless steel appliance package including a Bertazzoni gas cooktop, Fisher & Paykel fridge, Bosch oven with microwave and Miele dishwasher. The home has been freshly painted, creating a bright and modern feel throughout. The main floor also features a vaulted ceiling in the living area, hardwood flooring, a beautiful double-sided gas fireplace, a dining area, living area and laundry room. Upstairs, the spacious primary bedroom offers an upgraded ensuite with marble countertops, dual sinks, marble flooring, a large freestanding oval tub and a separate shower. The primary bedroom also has a generous walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. This home has been significantly upgraded for comfort and peace of mind, including central air conditioning, central vacuum system, water softener and underground irrigation. Major updates include windows and exterior doors replaced in 2022, hot water tank replaced in 2022, patio renovation completed in 2020, annual furnace servicing and a new blower motor installed in 2026. Step outside to a beautifully landscaped yard with mature trees and outdoor living spaces perfect for entertaining or simply enjoying your surroundings. The Douglasdale lifestyle is truly exceptional. Just minutes away is the 18-hole Eaglequest Douglasdale Golf Course, while nearby Fish Creek Provincial

Park offers endless opportunities for walking, cycling, hiking and wildlife viewing. The community is also connected to Calgary's extensive Bow River pathway system, providing kilometres of scenic pathways. Douglasdale is a fully developed community known for its mature landscaping, family friendly atmosphere and outstanding amenities. Schools are conveniently located nearby, including Douglasdale School (Grades 1-5), Monsignor Smith (Grades K-9), Mountain Park School (Grades 6-9) and Centennial High School (Grades 10-12). You will also enjoy close proximity to grocery stores, restaurants, cafes, shopping, parks, playgrounds, soccer fields, tennis courts and a community outdoor skating rink during the winter months. Healthcare, recreation and fitness are all within easy reach with South Health Campus and the world's largest YMCA, Brookfield Residential YMCA at Seton, which features a competitive aquatics centre, leisure pool, hot tubs, fitness campus and sports facilities, about 12 minutes away. The Remington YMCA in Quarry Park just a short drive from home. Optional bonus: the home is available fully furnished, offering an outstanding turnkey opportunity. Call today to book your private showing!