



**82 Douglasview Circle SE  
Calgary, Alberta**

**MLS # A2321627**



**\$799,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	Built-in Features, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** TV brackets, Backyard shed, NEST thermostat

**\*\*OPEN HOUSE - Sat JUNE 20 / Sun JUNE 21: 12-3pm\*\*** Sophisticated, sun-filled, and extensively renovated, this beautifully appointed 4 bedroom, 4 bathroom Douglasdale home offers 2,440 sq ft of fully developed living space, delivering an elevated blend of finish, comfort, and everyday livability. Thoughtfully transformed over the seller's ownership, the home offers a refined move-in-ready experience with a bright, full-sun SE-facing backyard backing onto Douglasview Park &mdash; mere steps from the rear deck. The kitchen was completely updated in 2017 with cabinetry, countertops, flooring, appliances, lighting, and patio door replacement. Full-height cabinetry, quartz countertops, updated appliances, and a new electric range in 2026 create a polished, executive feel that connects naturally to the surrounding living areas. The family room overlooks the backyard, offering a bright and comfortable setting for quiet evenings or casual entertaining. The home has been freshly repainted throughout over time, with the main floor completed in 2017 and the upper level in 2026. The main floor luxury vinyl plank flooring was completed in 2017, while the second floor offers brand new carpet in 2026, adding warmth through the bedroom level. Updated baseboards, flat ceilings on the main and upper floors, Graber blinds throughout, and replaced main floor and upper railings in 2017 contribute to the home's clean, cohesive presentation. All bathrooms have been renovated with care and intention. The powder room was updated in 2017 with vanity, toilet, paint, and lighting. The primary ensuite was renovated in 2021 with updated shower, bath, vanity, toilet, paint, and lighting. The upper bathroom and basement full bathroom were updated between 2024 and 2026, including bath/shower, toilet, vanity, paint, and lighting. Upstairs offers 3 large

bedrooms, a generous updated bonus room, and the convenience of second-floor laundry near the bedrooms &mdash; a highly desirable and rarely found feature in this area. The spacious primary suite includes a walk-in closet and renovated ensuite, creating a comfortable private retreat. The fully developed basement offers excellent additional flexibility with a 4th bedroom, renovated full bathroom, and additional storage. Additional updates include a new hot water tank in 2024, furnace replacement, new central air conditioning in 2026, front door replacement in 2017, patio door replacement in 2017, and brick exterior work completed in 2025. Outdoors, the SE-facing backyard is a true highlight, with full sun, an extra-large rear deck, 5-zone irrigation, and Douglasview Park just beyond. Set in established Douglasdale, this home is also just steps from both public and Catholic schools, as well as Douglasdale Executive Golf Course. Fully renovated, beautifully finished, and exceptionally located, this executive-style home stands out for its quality. Tucked onto a quiet street where homes are seldom available, this is a rare opportunity!