



GRASSROOTS
REALTY GROUP

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480 Douglas Glen Point SE
Calgary, Alberta

MLS # A2323930



\$674,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, LA		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Tv wall mounts, all window coverings, garage door opener and 1 remote.

This is it – a fantastic, move-in ready renovated home! Offering over 2,200 sq. ft. of developed living space, this beautifully updated, air-conditioned home features a stunning renovated kitchen with white soft-close cabinetry, quartz countertops, a massive island with seating, stainless steel appliances, a drawer microwave, gas stove, and a Miele dishwasher. The kitchen opens to the spacious dining area with direct access to the backyard and the inviting family room includes a gas fireplace with updated tile surround. The main level also features a renovated powder room with an updated vanity and a convenient laundry room with front-load washer and dryer. Upstairs you’ll find brand new premium carpet and underlay throughout, a spacious primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and a full main bathroom. The fully developed basement offers even more living space with a large recreation room, fourth bedroom, full bathroom, and plenty of storage. This home has been well maintained and has numerous updates including all Poly-B plumbing replaced in 2026, a high-efficiency furnace, central air conditioning, updated lighting throughout, and more. Step outside to the private, west-facing backyard, complete with a massive deck, mature trees, and plenty of space to relax or entertain. Ideally located just a short walk to the Bow River pathways, with quick access to Deerfoot Trail, Glenmore Trail, and all the shopping, and amenities of Quarry Park, this home offers an outstanding combination of location, style, and value. Truly move-in ready!