



GRASSROOTS
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232 Douglas Glen Close SE
Calgary, Alberta

MLS # A2329038



\$625,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,728 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Track Lighting		

Inclusions: Curtains & curtain rods

Welcome to 232 Douglas Glen Close SE — a beautifully updated 3-bedroom, 2.5-bathroom home offering 1,728 sq ft of comfortable living in one of southeast Calgary's most established communities. This is a truly move-in-ready home where the big-ticket items are already done. The Poly-B plumbing has been fully replaced throughout, and the home features new windows, a new roof, and a new furnace — the kind of upgrades that deliver years of peace of mind. The kitchen offers a new electric range and new refrigerator. Inside, thoughtful design touches set this home apart. The bonus room showcases a dramatic vaulted ceiling, creating a bright and airy retreat perfect for movie nights or a spacious play area. The dining room enjoys extended ceiling height with additional windows, filling the space with natural light and an elevated sense of openness. Set on a quiet cul-de-sac with wonderful neighbours, this is the kind of friendly, family-focused street that's increasingly hard to find. The location is exceptional. Families are served by Douglasdale School (CBE) and Monsignor J.S. Smith (Catholic K–9) within the community, with Lord Beaverbrook High School rounding out K–12 options. Enjoy quick access to Fish Creek Provincial Park and the Bow River pathways, plus nearby Quarry Park with its shops, restaurants, YMCA and library. Everyday shopping at South Trail Crossing and along 130th Avenue is minutes away, and golfers will appreciate the nearby Douglasdale Golf Course. Commuters benefit from fast connections via Deerfoot Trail and Glenmore Trail, with the future Green Line LRT (Douglas Glen station) set to make getting around even easier. **SHOWING OFF:** New roof | New windows | New furnace | NO poly-b | The entire home has been freshly cleaned with carpets professionally shampooed, so

all that's left to do is move in. Check out the 3D tour or call your favourite real estate agent and come check it out for yourself!