



GRASSROOTS
REALTY GROUP

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108 Douglas Glen Park SE
Calgary, Alberta

MLS # A2333012



\$429,000

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

--UPDATED-- INNER COURTYARD LOCATION, BACKING SOUTH into a GREENSPACE with WALKOUT BASEMENT. 3 Bedrooms up, 2.5 baths, 1738 ft2 of developed space. NEWER FURNACE (2023), NEWER HOT WATER TANK (2023), NEWER KITCHEN CABINETS, HARDWARE & BACKSPLASH(2023), NEWER LUXURY VINYL FLOOR (2023), NEW CARPET UPSTAIRS (July 2026). Open living/dining area with luxury vinyl flooring. WHITE kitchen with all new hardware, tile backsplash & stainless steel appliances. SOUTH FACING balcony overlooking fabulous green space. 3 Bedrooms up (HUGE primary ensuite (16'9"x12'3") w/ his/her closets). ATTACHED SINGLE GARAGE (19'3" X 11'11") with built in work bench and storage cabinets/shelving. WALKOUT BASEMENT has large family room (was used as a bedroom with its own private 3pc bath), extra large storage room/den. Private entrance, 2nd outdoor patio space. SIDE BY SIDE LAUNDRY in the furnace room. Located just south of the QUARRY PARK entrance, KITTY CORNER to a large public park (TENNIS COURTS, HOCKEY RINK, PLAYGROUND, WALKING/RUNNING PATH), STEPS to the REMINGTON YMCA, DOUGLAS SQUARE shopping mall + FUTURE DOUGLAS GLEN GREEN LRT STATION. SEVERAL VISITOR PARKING STALLS in the complex. Don't forget to click on our DRONE VIDEO, or better yet, stop by our OPEN HOUSE THIS SATURDAY & SUNDAY 2-4PM (AUGUST 8th + 9th) and see DOUGLAS GLEN GARDENS for yourself!