



GRASSROOTS
REALTY GROUP

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50 Douglasview Park SE
Calgary, Alberta

MLS # A2338642



\$575,000

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,327 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Grandfather Clock in Office (if desired)

OPEN HOUSE - SUNDAY OCT 4th (1-3PM)... WELCOME to your beautifully upgraded bungalow villa in Village Park, one of Douglasdale's most sought-after adult communities. The high-quality \$50K+ renovation was completed just this year, featuring FULL Poly-B replacement, all new premium appliances (Miele), a new hot water tank, quartz counters, new carpet throughout, fresh paint, stylish lighting, new blinds, and many more detailed finishes completing the home. Inside, vaulted ceilings and an open main floor provide a comforting sense of space and light while your main living room centres around an elegantly updated gas fireplace. The kitchen is the heart of the home, featuring all new appliances, and the laundry room is equipped with a high-end Miele washer and dryer. The primary ensuite is expansive, with a large soaker tub and a shower finished in all new glass. The second bedroom offers flexibility — currently arranged as an office, with ample space to convert to a bedroom or den. A double attached garage is a luxury in this complex, with plenty of room for two vehicles or extra storage as needed. Outside, you're surrounded by mature trees and plenty of greenery adding to the coziness of your home. You'll love the south-facing patio that catches sun throughout the whole day — perfect for coffee in the morning, and wine in the evenings. The undeveloped basement is huge, providing a blank canvas for the ambitious buyer or the flexibility to simply leave it as is. This opportunity offers a true lock-and-leave lifestyle for those looking to downsize, with lawn care and snow removal included in the very reasonable condo fees. Known for its quick sales, this well-managed complex boasts a healthy reserve fund and a strong reputation. Village Park also puts you just minutes from the Bow River pathways and Douglasdale Golf Club,

with an abundance of shopping, dining, and services a few minutes down the road along 130th Avenue SE and Douglas Square. This beautifully finished home has been thoughtfully updated to ensure it is complete and ready for its next owner. Vacant, easy to show, and available for quick possession if desired.