

# \$639,900 - 95 Douglas Park Boulevard Se, Calgary

MLS® #A2245299

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,862 sqft

Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

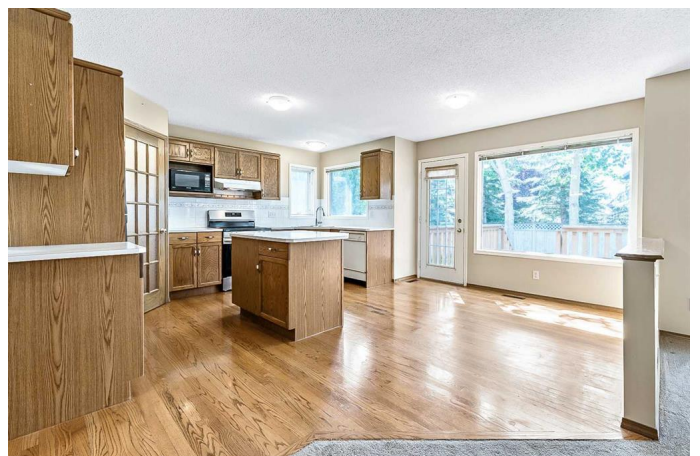
Solid, Well-Built Home at an Affordable Price in Douglasdale. Step into this inviting home and immediately notice the vaulted ceilings in the living and dining area, creating a bright and spacious atmosphere. Unique architectural wall cutouts lead into the great room, which features a large picture window and a cozy gas fireplace with tile surround and mantle.

Located just steps from the Bow River walking paths and close to the golf course, this home offers both comfort and convenience. The upper level includes three bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite.

The main floor also features a private den, a half bath, and a separate laundry room. The kitchen is open to the great room and offers a walk-in pantry and a center island—perfect for casual meals and entertaining.

The lower level is partially finished and awaits your personal touch. The large, fully fenced backyard features mature trees that provide plenty of privacy. A double attached garage completes the package.

Quick possession available—don't miss this opportunity!



Built in 1994

## Essential Information

MLS® #

A2245299

|                |             |
|----------------|-------------|
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,862       |
| Acres          | 0.13        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 95 Douglas Park Boulevard Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z2L1                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Walk-In Closet(s)                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Great Room, Mantle, Tile                                                                 |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Partially Finished                                                                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | City Lot, Few Trees, Front Yard |
| Roof              | Cedar Shake                     |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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