

# \$420,000 - 24 Douglas Glen Park Se, Calgary

MLS® #A2198008

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.04 Acres

Douglasdale/Glen, Calgary, Alberta

An Exceptional Opportunity in Douglasglen Gardens! This meticulously maintained 2-bedroom townhome offers over 1200 sq/ft of functional living space, perfect for both first-time homebuyers and savvy investors. The main floor features a spacious living, dining, and kitchen area, flooded with natural light thanks to large windows, creating a bright and welcoming atmosphere. Upstairs, you'll find two generous bedrooms, each with double closets offering plenty of storage. Even with a king-size bed, there's ample space to add a home office or additional furniture. Just outside the bedrooms, a versatile flex space awaits, perfect for a playroom, office, or media room. A full 4-piece bathroom completes the upper level. The unfinished basement, with 500 sq/ft of space, provides excellent potential for future development — whether you envision a 3rd bedroom and bathroom or a large entertainment area. Located in a prime, highly desirable area, this townhome offers easy access to major roadways and public transportation. Plus, it's perfectly situated next to the planned Green Line LRT, making commuting a breeze. Quarry Park Plaza and business district are just minutes away, offering a variety of shopping, dining, and entertainment options, including the new Remington YMCA and public library. Outdoor enthusiasts will love the proximity to the Bow River and a nearby park equipped with tennis courts, a skating rink, and a soccer field. This home is a rare find — combining comfort,



convenience, and future potential. Don't miss out on this incredible opportunity.

Built in 2001

### Essential Information

MLS® #	A2198008
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	24 Douglas Glen Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3Z3

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Uncovered Courtyard
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	28
Zoning	M-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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