



THE
A-TEAM

**RE/MAX
FIRST**

22 DOUGLASVIEW Park, Calgary T2Z 2R9

MLS® #: **A2147728** Area: **Douglasdale/Glen** Listing Date: **07/09/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,325**
 Low Sqft:
 Ttl Sqft: **1,325**

Back Yard
Double Garage Attached,Heated Garage

DOM

69
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Side by Side,Villa**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`3" x 5`11"	Living Room	Main	14`11" x 14`0"
Office	Main	12`1" x 9`8"	Kitchen	Main	11`6" x 9`8"
Bedroom - Primary	Main	15`9" x 11`2"	2pc Bathroom	Main	
4pc Ensuite bath	Main	10`9" x 8`0"	Laundry	Main	5`7" x 5`0"
Breakfast Nook	Main	9`1" x 6`11"	Walk-In Closet	Main	9`10" x 3`11"
Family Room	Lower	24`0" x 14`4"	Bedroom	Lower	11`3" x 10`8"
3pc Bathroom	Lower		Furnace/Utility Room	Lower	12`7" x 8`2"

Game Room

Lower

15`6" x 11`5"

Storage
Legal/Tax/Financial

Lower

9`6" x 8`6"

Condo Fee:
\$426

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **9510027**

Remarks

Pub Rmks: **Welcome to Village Park, an 18+ complex. This beautiful bungalow is one of the largest units in the complex. The kitchen features lots of cabinets. There is a front den with a large window to let in the natural light. The primary bedroom is very spacious and offers a walk-in closet and a wonderful 4 piece ensuite. There is a ½ bath on the main level with a separate laundry room. Large dining area for those special dinners then you can sit and relax in your living room and enjoy the gas fireplace. Downstairs was professionally finished and offers a spacious bedroom and large recreation room with a gas fireplace. The storage areas are absolutely amazing, there is no shortage of storage areas, and easy to keep everything organized. The back is very private and tranquil. Upgrades to the property: Gas line to patio, newer hot water tank, new water softener this year, new Furnace this year, AC was serviced last summer, all Poly-B piping is has been replaced. This unit is also a non-smoking and no-pet home. If you are looking for maintenance-free living, a complex where there are a small number of units and low condo fees look no further.**

Inclusions: **NA**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







