



THE
A-TEAM

**RE/MAX
FIRST**

5 DOUGLAS GLEN Park, Calgary T2Z 3Z3

MLS®#: **A2156718** Area: **Douglasdale/Glen** Listing Date: **08/20/24** List Price: **\$430,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **1,689 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,334**
 Low Sqft:
 Ttl Sqft: **1,334**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Playground,Tennis Court(s)**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 8`6"	Living Room	Main	14`6" x 11`6"
Dining Room	Main	14`0" x 7`0"	2pc Bathroom	Main	6`6" x 3`6"
Bedroom - Primary	Second	16`6" x 14`6"	Bedroom	Second	17`0" x 12`0"
Laundry	Second	5`0" x 3`0"	4pc Bathroom	Second	10`6" x 5`0"
Game Room	Basement	19`0" x 14`6"	2pc Bathroom	Basement	5`0" x 4`6"

Legal/Tax/Financial

Condo Fee:
\$322

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **0110406**

Remarks

Pub Rmks: **BACK ON THE MARKET FOR FINANCING REASON- HOME INSPECTION AND CONDO REVIEW CONDITIONS WERE WAIVED! Lovely 2-story townhouse with finished basement in the community of Douglasdale/Douglas glen. You are going to love the spacious living room with adjoining Dining area & kitchen, the perfect place to entertain. The updated kitchen was designed with lots of cabinets and counter space. It features modern cabinetry built to the ceiling, beautiful subway tile backsplash, under-cabinet lighting & sleek counters. BBQing is a breeze with the balcony off of the dining room. Located on the upper level is a HUGE primary bedroom with double closets, a second large bedroom, and a Bonus/Loft area separating the Bedrooms allowing for privacy. A 4 pc bathroom hosting the laundry closet conveniently by the bedrooms completes the upper level. Downstairs is fully developed and boasts another sitting area/computer niche, a 2pc bathroom, a Utility/furnace area, additional storage, and a large Rec room, a great space for guests & additional comfort. A single attached garage & driveway PLUS the Visitor parking located across from your driveway is awesome for guests to enjoy coming to visit. Many amenities include tennis courts, an outdoor skating rink, shopping, restaurants, and so much more! This complex also allows your friendly furry friends up to a medium size and no dangerous breed. Condo board for pet approval is required but it is a formality. Don't miss this inviting and lovely home, book a showing today! FYI: Any offers subject to financing MUST be accompanied by a mortgage pre-approval letter.**

Inclusions: **Basement fridge as is.**
Property Listed By: **Real Estate Professionals Inc.**

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









