



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**68 DOUGLAS PARK Boulevard, Calgary T2Z 2K9**

MLS®#: **A2162818**      Area: **Douglasdale/Glen**      Listing Date: **09/07/24**      List Price: **\$629,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **5,037 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Landscaped**  
 Park Feat: **Double Garage Attached**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>14`1" x 12`9"</b>	<b>Nook</b>	<b>Main</b>	<b>10`10" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 9`9"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>20`11" x 12`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`6" x 5`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`5" x 2`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`2"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`3" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 8`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`2" x 4`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9310383**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **OPEN HOUSE THIS SUNDAY SEPTEMBER 22ND FROM 12-2PM!! Three-bedroom, 2.5-bathroom home offering almost 1800sqft in Douglasdale Estates! Located just a block from the Bow River and miles of walking paths and just blocks from the community public and catholic schools. There are three bedrooms up with the master suite featuring a full private ensuite bathroom. The main floor has extensive hardwood throughout with a front living room/dining room combination. An open concept through the kitchen, eating nook, and main floor family room with gas fireplace combine to create a great living space for family living and entertaining. The half bath and main floor laundry complete a great floorplan. The lower level is unfinished and gives you a clean slate for future development. The fully landscaped backyard with apple and cherry trees, complete with a large deck, fence, and storage shed is perfect for enjoying outdoor living! Estate community. Easy access to walking paths along the Bow River and community schools. Family designed home in a family-oriented community!**

Inclusions:  
Property Listed By: **3 Storage Sheds, Gazebo, Tv Mount  
RE/MAX Realty Professionals**

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





















