



THE
A-TEAM

**RE/MAX
FIRST**

123 DOUGLAS PARK Close, Calgary T2Z 2B4

MLS®#: **A2167449**

Area: **Douglasdale/Glen**

Listing Date: **02/25/25**

List Price: **\$969,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area

Abv Sqft: **2,590**
Low Sqft:
Ttl Sqft: **2,590**

Lot Information

Lot Sz Ar: **5,791 sqft**
Lot Shape:

DOM

1
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn,Pie Shaped Lot,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **Playground**

Construction: **Brick,Metal Siding ,Wood Frame**
Flooring: **Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Washer,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`6" x 7`10"
Dining Room	Main	13`3" x 10`0"
Breakfast Nook	Main	10`4" x 9`11"
2pc Bathroom	Main	
Bedroom	Second	10`6" x 9`8"
Bedroom	Second	16`4" x 11`3"
3pc Bathroom	Second	

Room	Level	Dimensions
Living Room	Main	16`8" x 12`9"
Kitchen	Main	14`5" x 13`3"
Family Room	Main	17`2" x 13`3"
Mud Room	Main	8`10" x 8`0"
Bedroom	Second	11`10" x 12`1"
Laundry	Second	12`0" x 8`10"
Bedroom - Primary	Second	13`8" x 12`10"

4pc Ensuite bath
 Bedroom
 Flex Space
 Furnace/Utility Room

Second
 Lower
 Lower
 Second

12`9" x 9`8"
 11`10" x 11`8"
 17`0" x 13`1"
 18`8" x 8`6"

Walk-In Closet
 3pc Ensuite bath
 Game Room
 Entrance

Second
 Lower
 Lower
 Lower

10`5" x 6`9"
 10`2" x 6`2"
 20`0" x 17`4"
 4`8" x 3`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

8711107

Zoning:
R-C1

Remarks

Pub Rmks:

Buying a SMART PROPERTY is as EASY as 1--2--3 !!! FIRSTLY - Buy a home located in a great location -- a 'close,' facing a tot park with a SW backyard, ONE BLOCK from the community skating rink and playing fields. SECONDLY -- Buy a 5 BEDROOM (4+1), 3.5 BATHS, 2 STOREY with a SW backing --WALKOUT BASEMENT! AND LASTLY -- buy A RENOVATED HOME and save your after tax dollars, AVOID the renovation headaches AND LOCK IN LOWER INTEREST RATES! With just over 3600 ft2 of developed space-- Here's WHATS BEEN RECENTLY COMPLETED: POLY-B REMOVED and REMEDIATED. ENTIRE HOME and trim have been REPAINTED. New blinds on several windows. Roof shingles redone October 2024. New laminate countertops, doors, handles and appliances in Kitchen (STOVE, FRIDGE). NEW WASHER + DRYER in upstairs laundry room. NEW LUXURY VINYL FLOORING IN BASEMENT and new flooring in Primary Bedroom. New shower, vanity and toilet in basement ensuite. Most light fixtures REPLACED. Newer hot water tank. Upstairs 4pc has new countertops and toilet. NEW front door and basement door. Other fabulous home features include: BRICK WOOD BURNING FIREPLACE in Living Room, CLAWFOOT TUB in Primary Ensuite, GORGEOUS stained HDWD floors in FR/LR/DR, FULL LAUNDRY ROOM UPSTAIRS (easily converted back to a 6th bedroom), MASSIVE SOUTH DECK (38'8"X13'9") off breakfast nook, VAULTED FOYER, Basement Bedroom has its own private ENSUITE. Make sure and visit our 3D tour and remember -- BUYING A SMART PROPERTY IS AS EASY AS 1--2--3 DOUGLAS PARK CLOSE!!!

Inclusions:
 Property Listed By:

N/A
RE/MAX House of Real Estate

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













