



THE A-TEAM

RE/MAX FIRST

112 DOUGLAS GLEN Park, Calgary T2Z 3Z3

MLS@#: A2176527 Area: Douglasdale/Glen Listing Date: 10/30/24 List Price: \$479,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2001
Finished Floor Area
Abv Sqft: 1,202
Low Sqft:
Ttl Sqft: 1,202
Lot Information
Lot Sz Ar: 84 sqft
Lot Shape:

DOM

23
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Yard
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Barbecue, Playground, Private Entrance, Private Yard
Construction: Concrete, Vinyl Siding, Wood Frame
Flooring: Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer
Int Feat: Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedroom, Bathroom, Office and their dimensions across different levels.

Legal/Tax/Financial

Condo Fee:  
**\$310**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **0110406**

Remarks

Pub Rmks: **Bright and welcoming with a comfortable living and dining room open concept and new luxury vinyl plank. This well-maintained townhouse comes with a single attached garage and a driveway for the second car. You have an amazing south-facing backyard, and a patio door (2021) leading to your sunny rear deck, ready to host summertime BBQs with your friends and family. The property includes brand new furnace with build-in humidifier, a central vacuum with all accessories, a water softener system and a filtration system for water iSpring. The main floor is an OPEN CONCEPT with plenty of NATURAL LIGHT with a dining area, kitchen, living room, and a half bath with a granite countertop. Newer windows and blinds throughout the home were done in 2021 for a more modern look. The upstairs has a very spacious primary bedroom, a very wide hallway that leads you to not one but TWO additional large bedrooms, and a 4-piece bath with newer granite countertop. Being 1 of 14 townhomes in the entire complex with a walk-out basement makes this property unique. Comes with a fully finished basement with the option for a fourth bedroom which is currently being used as a flex space, and a 3-piece bath; however, it can also be converted into a living space if desired! You also have a nook which is great for anyone working from home and can be used as an office. Comes with a gas fireplace in the basement which makes it a very cozy space, also has a rough-in for a projector and speakers. A desirable community of Douglas Glen with easy access to Glenmore/Deerfoot, Carburn Park, Bow River, and close by many great amenities (playground, tennis courts, outdoor rink) and schools! Walking distance to the fitness centres and grocery stores, the location couldn't get any better!!**

Inclusions:  
Property Listed By: **TV unit  
Grand Realty**

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



















