

84 DOUGLAS GLEN Crescent, Calgary T2Z 3M6

MLS®#:	A2180706	Area:	Douglasdale/Glen	Listing	11/25/24	List Price: \$598,000
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



formation				DOM	
:	Residential			26	
	Detached			<u>Layout</u>	
:	Calgary	Finished Floor Area		Beds:	3 (3)
	1998	Abv Sqft:	1,768	Baths:	3.5 (3 1)
ation		Low Sqft:		Style:	2 Storey
	4,187 sqft	Ttl Sqft:	1,768		
:	11.64 front, 32.90 side, 11.64 back,			Parking	
	33.64 side			Ttl Park:	4
	55.64 Side			Garage Sz:	2

Cul-De-Sac,Low Maintenance Landscape,Many Trees,Rectangular Lot Double Garage Attached,Off Street

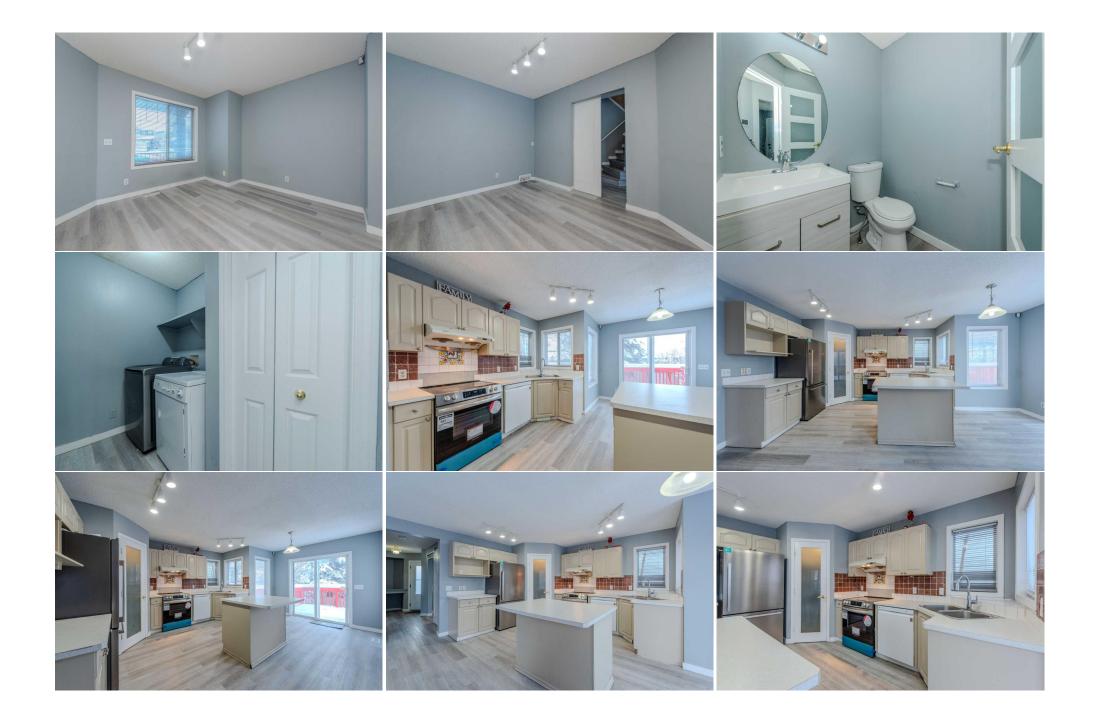
Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Cedar Shake Fireplace(s),Forced Air,Natural Gas Private Yard		Construction: Vinyl Siding,Wood Frame Flooring: Hardwood,Laminate Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl:			rator,Stove(s),Washer/Dryer,Window		Vaultad Calling(a)
Int Feat: Utilities:	Celling Fan(s),Centra	al vacuum,Chandeller,Jetted Tub,Kit	chen Island,No Animal Home,No Sm	loking Home,Open Floorplan	,vauited Ceiling(s)
			Room Information		
<u>Room</u>	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Breakfast Nook	Main	9`1" x 5`0"
Dining Room	Main	11`5" x 11`2"	Foyer	Main	10`3" x 9`9"
Kitchen	Main	13`8" x 13`8"	Laundry	Main	8`5" x 5`6"
Living Room	Main	15`7" x 13`5"	4pc Bathroom	Second	8`3" x 5`6"
4pc Ensuite bat	th Second	12`5" x 8`9"	Bedroom	Second	13`11" x 9`7"
Bedroom	Second	12`7" x 10`5"	Bedroom - Primary	Second	19`7" x 13`10"
Walk-In Closet	Second	12`2" x 4`5"	4pc Bathroom	Basement	7`3" x 5`0"

	Basement Basement	8`7" x 5`2" 17`4" x 10`7"	Game Room	Basement	19`3" x 14`7"
Furnace/Utility Room	Dasement	17 4 x 10 7	Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	9811187				
			Remarks		
Pub Rmks:	thoughtfully crafted live	ving space, this home with its uni	ique design is perfect for families	seeking comfort and versatility	riced for a quick sale. Offering 1768 sqft of y. It features a double front-drive garage, a ts. Located just moments from the Bow

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

















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