



THE
A-TEAM

**RE/MAX
FIRST**

559 DOUGLAS GLEN Boulevard, Calgary T2Z2W1

MLS®#: **A2182844** Area: **Douglasdale/Glen** Listing Date: **12/10/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,833 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,735**
 Low Sqft:
 Ttl Sqft: **1,735**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Kitchen	Main	15`1" x 14`1"
Dining Room	Main	11`5" x 9`10"	Living Room	Main	13`6" x 12`11"
Foyer	Main	9`0" x 4`9"	Laundry	Main	5`2" x 5`5"
Bonus Room	Upper	18`0" x 13`5"	Bedroom - Primary	Upper	11`7" x 14`0"
Bedroom	Upper	9`6" x 11`4"	Bedroom	Upper	9`11" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9610709

Zoning:
R-CG

Remarks

Pub Rmks:

This charming 2-story home is ideally located just a 5-minute walk from Quarry Park, with restaurants, pubs, and shopping nearby. The local YMCA, offering a family-friendly pool, public library, and workout facilities, is also within walking distance. The home backs onto green space and a pathway system that leads to several playgrounds, tennis courts, a skating rink, and a tobogganing hill in the winter. With 3 spacious bedrooms and a versatile bonus room above the garage, this 1,730 sq. ft. home combines modern updates with comfortable living. Recent upgrades include marble vanity counters and sleek vessel sinks with new faucets in the upstairs bathrooms (2024), along with fresh vinyl plank flooring (2024). A recently replaced Poly-B plumbing system (2024), a Bosch 800 series dishwasher (2024) for easy cleaning, and a solar panel system (2022) boosts energy efficiency and reduces utility costs. Perfect for those seeking a cozy, eco-friendly home in a prime location!

Inclusions:
Property Listed By:

**Solar Panels, Hot Tub (Negotiable)
Bode**

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











