



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2922 DOUGLASDALE Boulevard, Calgary T2Z 2H9**

MLS®#: **A2186519**      Area: **Douglasdale/Glen**      Listing Date: **01/10/25**      List Price: **\$729,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 14-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **4,833 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,304**  
 Low Sqft:  
 Ttl Sqft: **1,304**

DOM

**43**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **City Lot,Few Trees,Landscaped,Level,Private**  
 Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Mid Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Rain Gutters,Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Pantry,Skylight(s),Storage,Track Lighting,Wired for Data,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`11" x 13`5"
Flex Space	Main	11`6" x 10`9"
Foyer	Main	6`5" x 13`0"
Dining Room	Main	15`9" x 9`11"
4pc Bathroom	Basement	8`7" x 4`11"
Bedroom	Basement	15`4" x 10`0"
Game Room	Basement	32`0" x 12`10"

Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 5`0"
Living Room	Main	15`2" x 15`4"
Kitchen	Main	11`6" x 17`0"
Bedroom - Primary	Main	13`1" x 11`9"
Bedroom	Basement	11`7" x 9`11"
Laundry	Basement	8`7" x 6`2"
Furnace/Utility Room	Basement	8`7" x 16`9"

Title:  
**Fee Simple**  
Legal Desc:

**9410846**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Douglasdale! This delightful bungalow offers a unique blend of modern living and cozy charm, making it the perfect retreat. As you step inside, you are greeted by a spacious and inviting flex area bathed in natural light from the front bay window. Featuring beautiful tile floors that flow seamlessly into the kitchen. This home offers a formal dining room a large living room with built-ins, and a well-appointed kitchen that boasts ample cabinetry, stainless steel appliances, and an island. Retreat to the serene primary bedroom located on the upper level, complete with generous closet space and easy access to a beautiful ensuite bathroom. The lower level features an additional bedroom with a large walk-in closet and another versatile bedroom that can be used as a den or transform into a home office, gym, or playroom. You will also find the laundry room with lots of built-in shelving, and another bathroom as well as a large living room that spans the width of the home. Step outside to your private low maintenance backyard oasis, where you can enjoy morning coffee on the patio with your south backyard or host summer barbecues with friends and family on the large deck. The low-maintenance landscaping ensures you will have more time to enjoy your surroundings rather than worrying about upkeep. Located in the highly sought-after Douglasdale community, this bungalow is just minutes away from an 18-hole public golf course, parks, walking trails along the Bow River, and schools. Enjoy the convenience of nearby shopping and amenities while basking in the tranquility of this charming neighborhood. Do not miss your chance to own this lovely bungalow that combines comfort, style, and a fantastic location. Schedule a viewing today and experience all that this wonderful home has to offer!**

Inclusions:  
Property Listed By: **Shed in backyard.  
MaxWell Canyon Creek**

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











