



THE
A-TEAM

**RE/MAX
FIRST**

54 DOUGLASVIEW Park, Calgary T2Z2R9

MLS®#: **A2186629** Area: **Douglasdale/Glen** Listing Date: **01/09/25** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1995**
 Lot Information
 Lot Sz Ar: **4,791 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Level,Street Lighting**
 Park Feat: **Additional Parking,Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,313**
 Low Sqft:
 Ttl Sqft: **1,313**

DOM

13
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dinette	Main	11`3" x 7`0"	Kitchen	Main	11`3" x 9`7"
Den	Main	8`1" x 10`9"	Great Room	Main	15`0" x 13`10"
Dining Room	Main	13`2" x 5`11"	Bedroom - Primary	Main	11`9" x 15`6"
5pc Ensuite bath	Main	8`1" x 10`9"	2pc Bathroom	Main	5`0" x 5`8"
Family Room	Basement	21`10" x 23`7"	Office	Basement	10`1" x 10`8"
Bedroom	Basement	9`11" x 9`6"	Exercise Room	Basement	8`7" x 16`10"
4pc Bathroom	Basement	7`9" x 7`5"	Storage	Basement	15`4" x 13`3"

Condo Fee:
\$421

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9510027**

Remarks

Pub Rmks: **Looking to downsize from a two storey home to a fully developed bungalow with plenty of storage & a double attached garage ? Consider this beautiful upgraded villa at a price that beats the new construction prices ! Located in a private complex in a mature neighbourhood of Douglasdale called "Village Park" situated away from traffic noise. It features vaulted ceilings & many windows to bring in the sunlight & a south facing newer large "TREX" deck. This bungalow showcases beautiful maple hardwood floors from the foyer into the kitchen & beyond. The stainless steel appliances, granite undermount double sinks & granite countertops shine & with a flush breakfast bar it lends itself to an open plan dining nook. Entering the spacious great room with newer wall to wall carpet offers plenty of space for all your furniture & includes a formal dining area for those larger gatherings & when it is chilly outside a corner gas fireplace makes everyone warm & cozy. The primary bedroom features a walk-in closet & a renovated spa-like bathroom with an oversized shower, jetted tub. new lighting & in-floor heated tiles. Everything you need is in this floorplan, including a front den & a main floor powder room & separate laundry room. Downstairs is welcoming & is fully developed with a guest bedroom, an office/bedroom, a 4 piece bathroom, a sewing/exercise room and a family room with a gas fireplace & wet bar. There is plenty of storage space with shelving in the furnace room. This complex is for 18+. Pets allowed with restrictions & board approval.**

Inclusions: **Bar fridge, refrigerator, electric stove, dishwasher, garburator, hood fan, washer & dryer, garage door opener plus control(s) window coverings. built-in vacuum with attachments.**

Property Listed By: **Royal LePage Benchmark**

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











54 Douglasview Park SE, Calgary, AB

Main Floor Exterior Area 1313.29 sq ft
Interior Area 1223.16 sq ft
Excluded Area 360.36 sq ft



0 4 8 ft

PREPARED: 2020/01/09



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

54 Douglasview Park SE, Calgary, AB

Basement (Below Grade) Exterior Area 1209.05 sq ft
Interior Area 1134.25 sq ft



0 4 8 ft

PREPARED: 2020/01/09



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