

9 DOUGLAS WOODS Park, Calgary T2Z 2K6

Bedroom - Primary

Bedroom

Game Room

MLS®#:	A2188145	Area:	Douglasdale/Glen	Listing Date:	01/17/25	List Price: \$475,000
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



Main

Lower

Lower

Information				DOM	
be:	Residential			5	
e:	Semi Detached (Hal	f		<u>Layout</u>	
	Duplex)	Finished Floor Area	<u>a</u>	Beds:	3(12)
/n:	Calgary	Abv Sqft:	1,232	Baths:	2.0 (2 0)
ilt:	1992	Low Sqft:		Style:	Bungalow,Side by
<u>mation</u>		Ttl Sqft:	1,232		Side
r:	4,725 sqft				
be:				Parking	
				Ttl Park:	2
				Garage Sz:	1
:	Corner Lot,Cul-De-S	ac,Landscaped			
it:	Single Garage Attac	hed			

Lower

Lower

Lower

9`4" x 5`0"

13`7" x 10`6"

12`8" x 8`3"

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	3		Construction: Brick,Vinyl Siding,Wood Flooring:	Brick, Vinyl Siding, Wood Siding		
Ext Feat: Kitchen Appl: Int Feat: Utilities:	BBQ gas line	Bar Fridge,Central Ai See Remarks	r Conditioner,Dishwasher,Dryer,Ele	Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum Water Source: Fnd/Bsmt: Poured Concrete tric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings			
otinitiesi				Room Information			
<u>Room</u> 4pc Bathroom Dining Room Kitchen	1	<u>Level</u> Main Main Main	<u>Dimensions</u> 12`5" x 6`0" 12`5" x 7`5" 10`1" x 9`11"	<u>Room</u> Breakfast Nook Family Room Living Room	<u>Level</u> Main Main Main	Dimensions 10`1" x 7`2" 9`11" x 9`6" 14`1" x 13`1"	

4pc Bathroom

Furnace/Utility Room

Bedroom

12`7" x 16`8"

9`10" x 11`2"

26`4" x 14`7"

		Legal/Tax/Financial					
Condo Fee: \$443		Title: Fee Simple Fee Freq: Monthly	Zoning: M-CG				
Legal Desc:	9212341		Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to 9 Douglas Woods Park SE, a charming bungalow-style villa located in the desirable Douglasdale Village - an adult-oriented community perfect for those looking to downsize. This well-maintained home features over 2330 sq ft of living space, 3 bedrooms + 2 bathrooms, and vaulted ceilings that enhance the spacious feel of the living, kitchen, and dining areas. The main floor boasts a large primary bedroom with a generous walk-in closet and a full bathroom equipped with a relaxing jetted tub. A bright den with ample storage greets you upon entry, providing a versatile space for a home office or reading nook. Stay cozy during the winter months with a gas fireplace in the living room. The fully finished basement offers an open family room with a wet bar, two additional guest bedrooms, and a full bathroom—perfect for hosting visitors. Practical features include a newer washer and dryer set conveniently located on the main floor (replaced in last 2 years), central Air-Conditioning installed last year, furnace replaced in 2021, and all poly B piping has been removed. The insulated, single-car garage adds to the homes' functionality. Nestled in a beautifully landscaped community, you'll enjoy the company of friendly neighbors and the convenience of nearby amenities. With professional management, you can travel with peace of mind knowing your home is well cared for. This property is an excellent investment for those seeking a comfortable and customizable living space in a welcoming neighborhood! N/A Royal LePage Benchmark						

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









