



THE
A-TEAM

**RE/MAX
FIRST**

56 DOUGLASVIEW Park, Calgary T2Z 2R9

MLS®#: **A2197486**

Area: **Douglasdale/Glen**

Listing Date: **02/26/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,218

Year Built:

1995

Low Sqft:

Ttl Sqft:

1,218

Lot Information

Lot Sz Ar:

4,445 sqft

Lot Shape:

DOM

0

Layout

Beds:

3 (1 2)

Baths:

2.0 (2 0)

Style:

**Attached-Side by
Side,Bungalow**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Landscaped,Lawn

Park Feat:

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Granite Counters,See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 14`5"
Dining Room	Main	7`7" x 11`8"
Breakfast Nook	Main	7`5" x 10`4"
4pc Bathroom	Main	
Bedroom	Basement	14`4" x 13`6"

Room	Level	Dimensions
Bedroom - Primary	Main	1`5" x 12`0"
Kitchen	Main	9`9" x 10`0"
Office	Main	9`6" x 10`0"
Storage	Basement	13`0" x 136`0"
Bedroom	Basement	14`6" x 10`6"

Game Room

Basement

14`11" x 15`1"

3pc Bathroom
Legal/Tax/Financial

Basement

Condo Fee:
\$333

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9510027**

Remarks

Pub Rmks: **56 Douglasview Park SE, a beautifully maintained bungalow duplex in the heart of Douglasdale, one of Calgary's most sought-after communities. This charming home offers comfort, functionality, and mature living in a peaceful 18+ complex. Featuring 3 spacious bedrooms & 2 full bathrooms, the thoughtfully designed layout provides everything you need for easy living. The main floor boasts a bright and inviting living room with a gas fireplace, a dedicated office space, and a conveniently located laundry room. The kitchen has beautiful granite counterops & plenty of space for cooking and entertaining, all while enjoying the natural light that fills the home. The fully finished basement expands the living space with 2 additional bedrooms, a large recreation room, and a full bathroom, along with ample storage to keep everything organized. A single-car attached garage adds both convenience and security. Douglasdale is a vibrant community known for its scenic pathways, proximity to the Bow River, and easy access to major routes like Deerfoot Trail. Enjoy nearby parks, golf courses, and a variety of shopping and dining options, making it a fantastic place to call home.**

Inclusions: **Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Garage Opener + 1 remote, Window Coverings, Metal Shelves in Basement, Cupboards in Garage, Central Vac + Attachments**

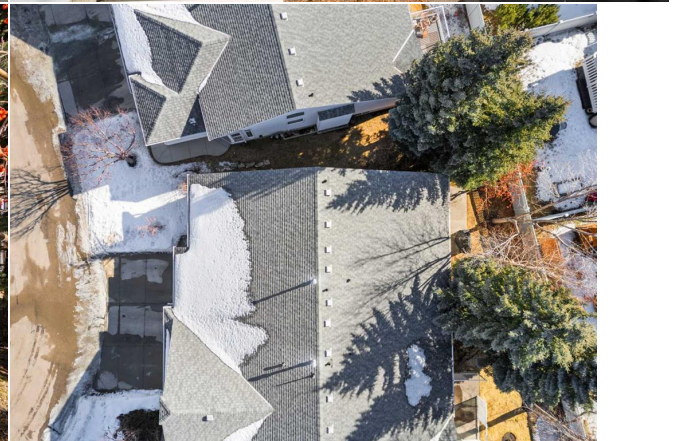
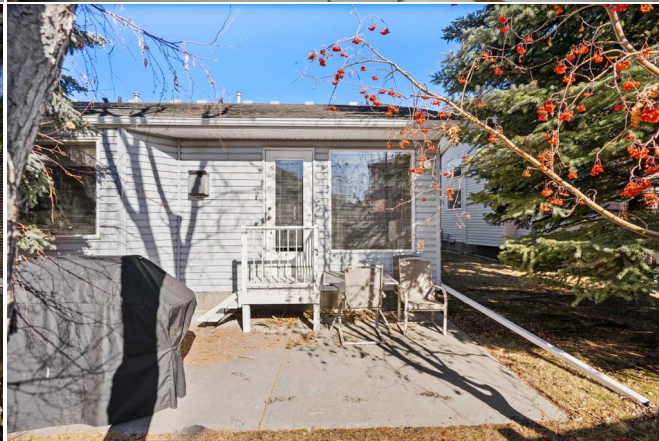
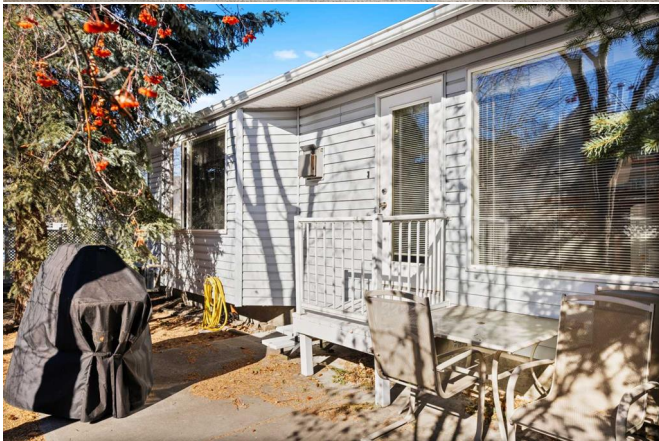
Property Listed By: **Coldwell Banker United**

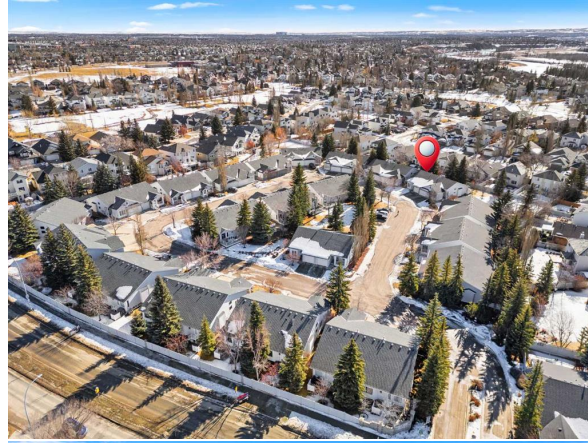
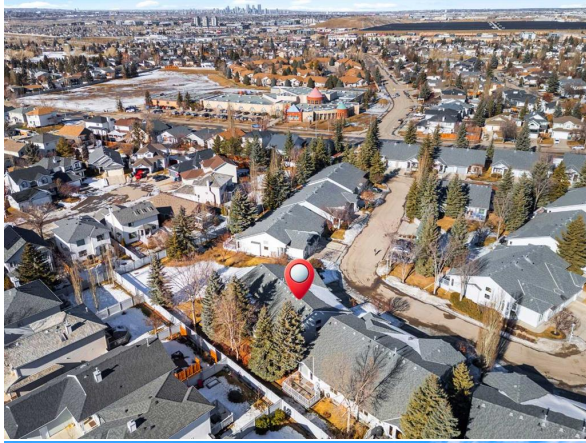
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













56 Douglasview Park SE, Calgary, AB

Main Floor Exterior Area 1218.98 sq ft
Interior Area 1268.78 sq ft
Excluded Area 269.78 sq ft



PREPARED: 2025/02/26

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

56 Douglasview Park SE, Calgary, AB

Basement (Below Grade) Exterior Area 1236.64 sq ft
Interior Area 1000.78 sq ft



PREPARED: 2025/02/26

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