

# **\$649,900 - 252 Douglas Ridge Green Se, Calgary**

MLS® #A2212467

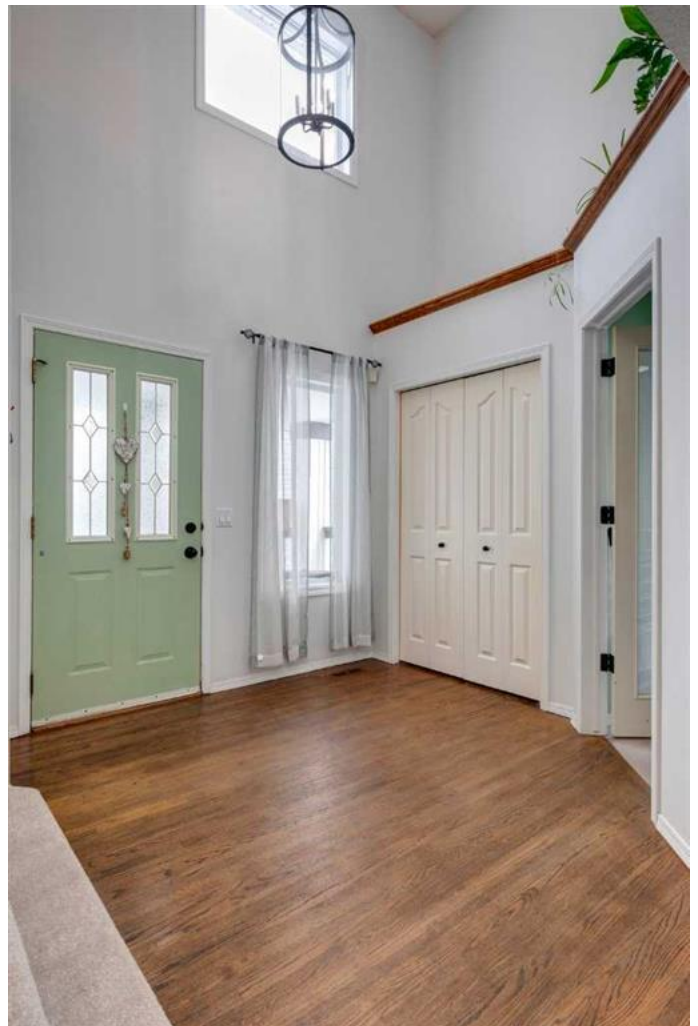
## **\$649,900**

3 Bedroom, 3.00 Bathroom, 2,018 sqft

Residential on 0.20 Acres

Douglasdale/Glen, Calgary, Alberta

This outstanding home offers a spacious, open, and functional layout designed to suit your lifestyle. With three bedrooms upstairs, a main floor office ideal for working from home, 2.5 bathrooms, and a generous bonus room with a cozy fireplace, there's plenty of space for everyone. The grand front entry welcomes you into a bright and inviting main level, featuring a beautifully updated living and dining area with new tile flooring and a trendy light fixtures. The kitchen is bathed in morning sun, while the bonus room enjoys evening light—perfect for relaxing after a long day. Upstairs, the spacious primary bedroom includes a walk-in closet, and the updated main bath adds a modern touch. This property sits on a fully fenced, pie-shaped lot with a huge backyard—ideal for children, pets, and summer fun. Mature trees add privacy and charm, while the brand-new rear deck invites you to enjoy outdoor living. The front steps have been replaced, and the driveway has been upgraded with 100% recycled rubber paving, offering a durable, slip-resistant surface that won't crack. All windows except the basement have been replaced with energy-efficient triple-pane glass, and the home features air conditioning for year-round comfort. Additional recent upgrades include a newer dishwasher, a new stove and Fridge, a new vinyl tile flooring, some newer curtains, and stylish powder room. The main bath features a new vanity, toilet, flooring, and light fixture. The furnace and hot water tank



are newer(Dec 2023), with regular maintenance ensuring peace of mind. The large basement with high ceilings offers endless potential for future development. Located in a fantastic family-friendly community, this home is just a short walk to Douglasdale School, scenic ridge pathways, and numerous playgroundsâ€”one of the best ones which is right on the block. This move-in-ready home combines thoughtful updates, incredible outdoor space, and a welcoming neighborhood perfect for your growing family.

Built in 1997

**Essential Information**

MLS® #	A2212467
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,018
Acres	0.20
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

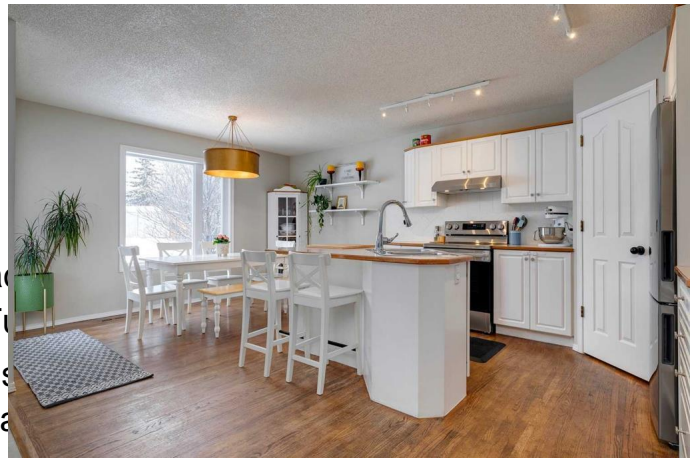
Address	252 Douglas Ridge Green Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3A7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Hardwood Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Double Garage Control(s), Microwave, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.