

\$607,000 - 319 Douglas Glen Boulevard Se, Calgary

MLS® #A2266390

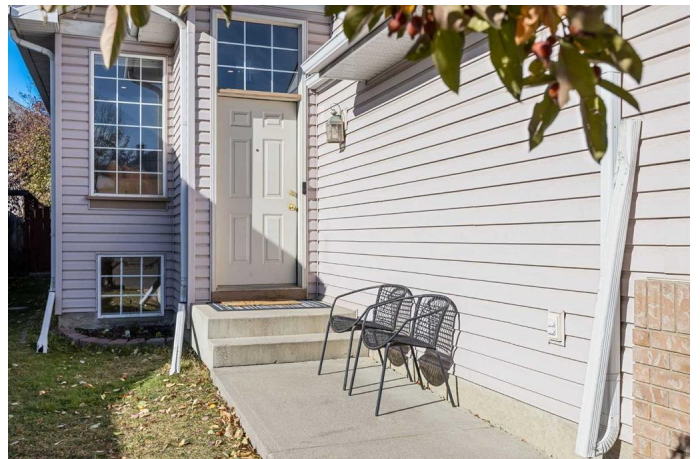
\$607,000

4 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Bright & Beautifully Updated Bi-Level in a Fantastic Location! Welcome to this charming and nicely updated bi-level home nestled in the highly desirable community of Douglas Glen. From the moment you step inside, you'll appreciate the bright, open feel of this home, enhanced by new luxury vinyl plank flooring, fresh paint, modern lighting, and smooth, scraped ceilings that give the space a clean, contemporary look. The spacious front entryway provides a warm welcome and plenty of room to greet your guests. A few steps up leads to the main living area, where the home's sunny, nostalgic character shines through. The large kitchen features ample cabinetry, a convenient sit-up breakfast bar, and a generous dining area—perfect for family meals or entertaining friends. From here, step out to your back deck and yard, ideal for summer barbecues and enjoying the outdoors. The main level offers three bedrooms, including a primary bedroom situated quietly at the back of the home, plus a beautifully updated 4-piece bathroom. The fully finished lower level adds exceptional versatility with a fourth bedroom, another full bathroom, and a spacious recreation area that can easily accommodate a family room, home office, or hobby space. There's also ample storage in the lower storage room and the double attached garage. Located just steps from parks, playgrounds, pathways, an outdoor rink, and the incredible Fish Creek Park, this home combines comfort and



convenience in one of Calgary's most loved communities. Douglas Glen offers easy access to shopping, schools, restaurants, and major routes"everything you need is right at your doorstep. This is not just a home - its a lifestyle... see it in person with your favorite realtor today

Built in 1994

Essential Information

MLS® #	A2266390
Price	\$607,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	319 Douglas Glen Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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