

\$809,000 - 123 Douglas Park Close Se, Calgary

MLS® #A2167449

\$809,000

5 Bedroom, 4.00 Bathroom, 2,590 sqft
Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

*****PRICE IMPROVED***** Buying a SMART PROPERTY is as EASY as 1--2--3 !!!
FIRSTLY - Buy a home located in a great location -- a 'close,' facing a tot park with a SW backyard, ONE BLOCK from the community skating rink and playing fields. SECONDLY -- Buy a 5 BEDROOM (4+1), 3.5 BATHS, 2 STOREY with a SW backing --WALKOUT BASEMENT! AND LASTLY -- buy A RENOVATED HOME and save your after tax dollars, AVOID the renovation headaches AND LOCK IN LOWER INTEREST RATES! With just over 3600 ft2 of developed space-- Here's WHATS BEEN RECENTLY COMPLETED: POLY-B REMOVED and REMEDIATED. ENTIRE HOME and trim have been REPAINTED. New blinds on several windows. Roof shingles redone October 2024. New laminate countertops, doors, handles and appliances in Kitchen (STOVE, FRIDGE). NEW WASHER + DRYER in upstairs laundry room. NEW LUXURY VINYL FLOORING IN BASEMENT and new flooring in Primary Bedroom. New shower, vanity and toilet in basement ensuite. Most light fixtures REPLACED. Newer hot water tank. Upstairs 4pc has new countertops and toilet. NEW front door and basement door. Other fabulous home features include: BRICK WOOD BURNING FIREPLACE in Living Room, CLAWFOOT TUB in Primary Ensuite, GORGEOUS stained HDWD floors in FR/LR/DR, FULL LAUNDRY ROOM UPSTAIRS (easily converted back to a 6th



bedroom), MASSIVE SOUTH DECK
(38'8"X13'9") off breakfast nook, VAULTED
FOYER, Basement Bedroom has its own
private ENSUITE. Make sure and visit our 3D
tour and remember -- BUYING A SMART
PROPERTY IS AS EASY AS 1--2--3
DOUGLAS PARK CLOSE!!!

Built in 1988

Essential Information

MLS® #	A2167449
Price	\$809,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,590
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	123 Douglas Park Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Front Yard, Landscaped, Lawn, Back Yard, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2025
Days on Market	34
Zoning	R-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.