

\$420,000 - 24 Douglas Glen Park Se, Calgary

MLS® #A2198008

\$420,000

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.04 Acres

Douglasdale/Glen, Calgary, Alberta

An Exceptional Opportunity in Douglasglen Gardens! This meticulously maintained 2-bedroom townhome offers over 1200 sq/ft of functional living space, perfect for both first-time homebuyers and savvy investors. The main floor features a spacious living, dining, and kitchen area, flooded with natural light thanks to large windows, creating a bright and welcoming atmosphere. Upstairs, you'll find two generous bedrooms, each with double closets offering plenty of storage. Even with a king-size bed, there's ample space to add a home office or additional furniture. Just outside the bedrooms, a versatile flex space awaits, perfect for a playroom, office, or media room. A full 4-piece bathroom completes the upper level. The unfinished basement, with 500 sq/ft of space, provides excellent potential for future development — whether you envision a 3rd bedroom and bathroom or a large entertainment area. Located in a prime, highly desirable area, this townhome offers easy access to major roadways and public transportation. Plus, it's perfectly situated next to the planned Green Line LRT, making commuting a breeze. Quarry Park Plaza and business district are just minutes away, offering a variety of shopping, dining, and entertainment options, including the new Remington YMCA and public library. Outdoor enthusiasts will love the proximity to the Bow River and a nearby park equipped with tennis courts, a skating rink, and a soccer field. This home is a rare find — combining comfort,



convenience, and future potential. Don't miss out on this incredible opportunity.

Built in 2001

Essential Information

MLS® #	A2198008
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	24 Douglas Glen Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3Z3

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	40
Zoning	M-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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