

# \$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 RAISED BUNGALOW in a Fantastic Location! Welcome to this charming and nicely updated 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          | Bungalow    |
| 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 |
|-------------------|-------------------------------------------------------------------|

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                               |
| Cooling      | None                                                                                                     |
| Has Basement | Yes                                                                                                      |
| Basement     | 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 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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