

**113 Douglas Glen Park SE**  
**Calgary, Alberta**

**MLS # A2172897**



**\$439,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 322

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** n/a

Fully Developed unit in excellent condition. Super functional layout in a very Quiet part of the complex backing onto a grassy common area. A total of Three bedrooms up including a huge primary bedroom featuring double closets & a total of 2 full bathrooms & 1/2 bathroom. The basement is flexible with either a large bedroom with its own full bath or use as a spacious family rm / recreation rm. The back door opens to a deck perfect for the barbeque. This home offers a convenient single attached garage, with a driveway for additional parking. Douglas Glen features a network of walking paths that lead to the Bow Rver pathway systems, green spaces, tennis courts & ice rink for your enjoyment. Easy access to Quarry Park shops & restaurants, ymca, library & market & quick exit in & out of the community! A lovely home throughout! Come on Buy!!