

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

**MLS # A2180434**



**\$459,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Interior Lot, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 322
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to your dream home&mdash;or as we like to call it, &ldquo;The Unicorn of Real Estate&rdquo;! This 2-bedroom, 1.5-bathroom beauty has all the bells, whistles, and cozy nooks you&rsquo;ve been manifesting on Pinterest. Tucked in a prime spot, it backs onto the complex&rsquo;s highly sought-after green space, AKA your own slice of nature without the camping part. Step inside to an open floor plan on the main level, where living, dining, and kitchen vibes blend so seamlessly that you&rsquo;ll forget where one starts and the other ends. Perfect for hosting family, friends, or your cat&rsquo;s birthday party. And don&rsquo;t get us started on the gorgeous hardwood floors&mdash;they&rsquo;ll have your socks sliding in style. Energy-efficient vinyl windows make sure you&rsquo;re bathing in natural light while still feeling smug about your carbon footprint. Head upstairs to find a primary bedroom that&rsquo;s south facing with dreamy views of the green space. The second floor also boasts a feature-packed 4-piece bathroom, laundry that&rsquo;ll keep you from lugging hampers up and down stairs, and another generously sized bedroom&mdash;perfect for sleeping, working, or pretending you work out. The walk-out basement? Oh, it&rsquo;s not just a basement&mdash;it&rsquo;s a &ldquo;life upgrade zone.&rdquo; Think natural light galore and a massive rec room ready for a home theatre, playroom, or your very own Netflix-and-chill HQ. Outside, you&rsquo;ve got a front porch for neighbor-watching (err, we mean sipping coffee) and a serene rear patio overlooking the green space, ideal for summer BBQs or pretending you&rsquo;re on vacation. Plus, the single attached garage will keep your car warm and cozy through Alberta winters&mdash;because nobody likes scraping ice at 7 AM. And here&rsquo;s the kicker: REASONABLE CONDO FEES. So, grab this

rare gem before someone else snaps it up and lives your dream instead.