

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

**MLS # A2198008**



**\$420,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 322
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

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 &mdash; 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 &mdash; combining comfort, convenience, and future potential. Don't miss out on this incredible opportunity.