

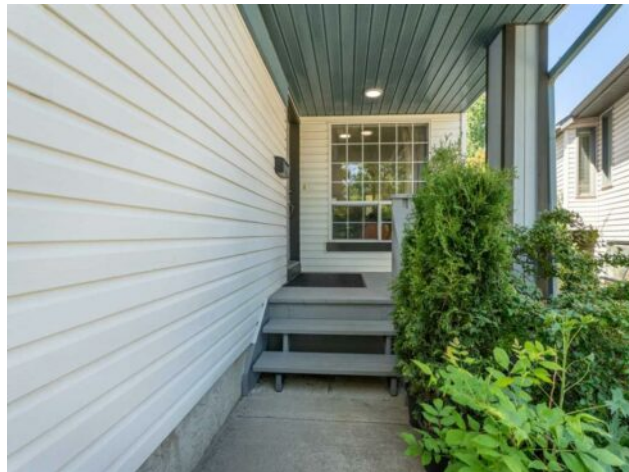


GRASSROOTS
REALTY GROUP

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90 Douglas Glen Green SE
Calgary, Alberta

MLS # A2233078



\$615,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,867 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	Shelving in Garage and basement		

Welcome to 90 Douglas Glen Green SE, a beautifully updated 3-bedroom, 2.5-bath home nestled in the heart of Douglasdale/Douglas Glen—just steps from scenic pathways, the Bow River, parks, and top-rated schools. This inviting two-storey is ideally located directly across from a peaceful green space, offering lovely views and ample street parking. Inside, you’ll find fresh paint, brand-new carpet throughout most of the home, and durable vinyl plank flooring in the kitchen. The main floor features a bright and versatile den off the foyer—perfect as a home office or formal dining room—plus a spacious living area with a cozy gas fireplace. The bonus room upstairs is a standout space with a second gas fireplace and a large east-facing window that fills the room with natural light. The kitchen that is both open and bright is designed for function and style with an island and boasts a gas stove, new dishwasher and a full side by side refrigerator and freezer (plus pantry). The dining area opens onto a newly painted and refreshed two-tiered deck with updated railings and BBQ gas line creating the perfect setting for summer barbecues. The west-facing backyard is mature, private, and lush - ideal for relaxing evenings and entertaining. Additional features include : walk in closet in Primary suite, double attached front garage, water softener, spacious, unfinished basement ready for your personal touch (with bathroom rough in), quiet street with quick access to Deerfoot and Stoney Trail, close proximity to shopping, schools and transit, both 4 pce bathrooms recently renovated, and a new kitchen faucet. This well-cared-for home is clean, bright, and move-in ready. Come see why this is such a special spot in one of Calgary’s most loved communities!

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