



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

43 Douglas Glen Park SE
Calgary, Alberta

MLS # A2241222



\$439,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,319 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Other | | |

| | |
|--------------------|---------------------------------|
| Heating: | Forced Air |
| Floors: | Laminate, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan, Quartz Counters |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 322 |
| LLD: | - |
| Zoning: | M-CG |
| Utilities: | - |

Inclusions: Curtin/Blinds and all pertaining accessories

Step into style and comfort in this fully upgraded home, filled with NATURAL LIGHT and MODERN FINISHES throughout. The BRAND NEW KITCHEN is a true showstopper—featuring SLEEK CABINETRY, NEW APPLIANCES, and a BRIGHT OPEN LAYOUT designed for both everyday living and entertaining. Upstairs offers 3 SPACIOUS BEDROOMS and a FULL BATHROOM, with a convenient HALF BATH on the main floor. The FULLY FINISHED BASEMENT—completed with CITY PERMITS—adds even more versatility with a LARGE REC ROOM and an ADDITIONAL FULL BATHROOM. Offering a total of 1,795 SQFT of beautifully finished living space, this home is surrounded by parks, playgrounds, shopping, gyms, and scenic river pathways. MOVE-IN READY and BUILT TO IMPRESS.