



GRASSROOTS
REALTY GROUP

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

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

MLS # A2241222



\$449,900

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.