



**GRASSROOTS**  
REALTY GROUP

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**1745 Douglas Glen Grove SE**  
**Calgary, Alberta**

**MLS # A2246444**



**\$598,900**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 1,741 sq.ft.                                                                  | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive                                           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Recta |               |                   |

|                    |                                                   |                   |      |
|--------------------|---------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Pine Shake                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Walk-In Closet(s) |                   |      |

**Inclusions:** all appliances as-is

Whether you're a first-time buyer, a growing family, or a professional renovator, this home in desirable Douglas Glen offers the location and potential you've been searching for. This wonderful community provides great access to the beautiful Bow River pathways and all the amenities of Quarry Park. This charming 3-bedroom, 3.5-bathroom detached home is situated on a beautiful, tree-lined street and features a private, south-facing backyard with a covered deck. The main floor boasts a large living room, a spacious island kitchen, a half bath, a laundry room, and access to a double garage. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The second floor also features a bonus family room. The finished basement offers versatile space that can be used as a recreation area, play space, an additional bedroom, or a fitness room in addition to a luxurious bathroom. Conveniently located close to schools, parks, shopping, and major commuter routes, this attractively priced home presents amazing upside with just a few updates.