



GRASSROOTS
REALTY GROUP

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128 Douglas Glen Park SE
Calgary, Alberta

MLS # A2248128



\$415,000

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Few Trees, No Neighbours Behind, Other, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 322
Basement:	Separate/Exterior Entry, Full, Partially Finished, Unfinished, Walk-Out To Grade	LD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to 128 Douglas Glen Park SE – a rare walk-out basement corner Townhouse located in the family friendly community of Douglas-Quarry. With over 1,300 sq ft of living space, this 3-bedroom, 1.5-bathroom townhouse offers the perfect blend of space, style, and location – ideal for young families or savvy investors. Step inside to find a bright, main floor with large windows, framing the landscaped trees to the rear of the unit. The living and dining areas are perfect for entertaining, while the kitchen offers ample storage. A convenient half bath completes the main level. Upstairs, you'll find three bedrooms, including a bright generously sized primary with plenty of closet space, and a full 4-piece bathroom. The unfinished walk-out basement provides excellent potential for future development, a home gym, theater, or a living space with private entrance. The basement has direct access to green space, making for a huge bonus for families or future tenants. As a corner unit, this property offers added privacy with only 1 common wall. Prime Location Highlights: - Steps to river pathways, parks, and green spaces - Minutes from Fish Creek Park and Eaglequest Golf Course - Walking distance to shopping, cafes, and fitness amenities in Quarry Park - Quick access to Deerfoot Trail and 130th Ave SE for easy commuting - Planned Douglas Glen Green Line C-Train Station just minutes away Located in a quiet, family-friendly complex, this home offers peace of mind with low-maintenance living and a community atmosphere. Whether you're starting out, upsizing from a condo, or adding a quality property to your investment portfolio. Don't miss your chance to own one of the few walk-out townhomes in Douglas Glen!