



GRASSROOTS
REALTY GROUP

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120 Douglas Glen Park SE
Calgary, Alberta

MLS # A2271261



\$405,000

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance		

Inclusions: N/A

Set within a quiet, family-oriented complex, 120 Douglas Glen Park SE stands out as a rare finished walk-out townhome in the desirable community of Douglas-Quarry. Offering over 1,300 sq ft of living space, this 3-bedroom, 2.5-bath property blends comfort, functionality, and an excellent location—perfect for young families, first-time buyers, or investors. The main floor is bright and welcoming, with large windows showcasing the landscaped green space behind the home. The living and dining areas offer an inviting layout for everyday living or entertaining, while the kitchen provides ample cabinet space for storage. Just off the main living area, a private balcony extends your space outdoors—perfect for morning coffee or evening relaxation. A convenient half bath completes this level. Upstairs, you’ll find three well-sized bedrooms, including a sunlit primary suite with generous closet space. The fully developed walk-out basement significantly enhances the home’s functionality and comfort. This level features a bright and inviting living area, perfect for a family room, media space, home gym, and a convenient 3-piece bathroom adds even more versatility, making the space ideal for extended family or visitors. Steps from river pathways, parks, and open green spaces. Close drive to Fish Creek Park and Eaglequest Golf Course. Everyday conveniences are within walking distance, including the shops, caf  s, YMCA, and public library in Quarry Park. Commuting is a breeze with quick access to Deerfoot Trail and 130th Ave SE, and the upcoming Douglas Glen Green Line C-Train station will add even greater connectivity. With low-maintenance living and a welcoming community atmosphere, this home is an exceptional choice, whether you’re purchasing your first home, or adding a reliable property to your investment portfolio. Don’t

miss your chance to own one of Douglas Glen’s limited walk-out townhomes!