



GRASSROOTS
REALTY GROUP

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2836 Douglasdale Boulevard SE
Calgary, Alberta

MLS # A2284212



\$720,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,438 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Rare, fully updated bungalow in Douglasdale offering 4 bedrooms, 3 full bathrooms and exceptional living space on both levels. This hard-to-find layout features 2 bedrooms up and 2 down, including a primary suite with its own ensuite, and multiple living areas that make this home feel far larger than most bungalows in the area. The main living room is centred around a gas fireplace and framed by large windows, creating a bright and welcoming space for everyday living. At the front of the home is a separate flex room, ideal as a home office, sitting room or additional main-floor family space. The kitchen has been fully renovated with a large island and breakfast bar, updated cabinetry, lighting and finishes, and flows perfectly into the main living area for both daily use and entertaining. Downstairs you'll find a massive basement family room, two additional bedrooms and a large storage room that can easily be finished into a home office, gym or hobby room. Key upgrades and features include: • Brand new kitchen renovation • Updated lighting and fresh paint throughout • 4 bedrooms and 3 full bathrooms • Primary bedroom with ensuite • Multiple living and flex spaces • Huge basement family room • Large storage room ready for future development • All Poly-B plumbing removed and replaced with PEX This is a rare opportunity to secure a bungalow with over 2500 finished square feet, modern updates, in an established Douglasdale location.