



**2836 Douglasdale Boulevard SE
Calgary, Alberta**

MLS # A2284212



\$700,000

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

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

This bungalow has been fully updated. It is close to schools, parks, and shopping in Douglasdale, one of Calgary's best SE communities. The big upgrades are done. Air conditioning, Renovated kitchen with a large island and breakfast bar. New roof in 2018. New hot water tank in the last two years. All old Poly-B plumbing has been replaced. The home has 4 bedrooms and 3 full bathrooms. Two bedrooms are on the main floor. Two more are downstairs. The main bedroom has its own bathroom. There is a large family room in the basement and a flex room on the main floor that can be used as an office. Over 2,500 square feet of finished space.