



**105 Douglas Ridge Circle SE**  
**Calgary, Alberta**

**MLS # A2289309**



**\$500,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s)		

**Inclusions:** NA

Beautifully maintained 2-storey home offering 3 bedrooms, 3.5 bathrooms, a fully developed basement, and a double attached garage — all in move-in ready condition. The main floor features a bright, functional layout with a cozy gas fireplace and vinyl plank flooring (2025), creating a clean and modern feel. The dining area opens onto a large deck with gas BBQ hookup, perfect for entertaining. Upstairs offers three spacious bedrooms, including a primary suite with a full ensuite and mountain views, plus the convenience of upper-level laundry. Carpet was updated in 2021. The fully developed basement adds valuable living space with large windows, a family/recreation area, and a 3-piece bathroom — ideal for guests or a growing family. Additional updates include modern light fixtures and a hot water tank (2022). Enjoy the south-facing, fully landscaped and fenced backyard. Ideally located just minutes to the 130th Avenue shopping district and steps to Fish Creek Park, offering the perfect balance of convenience and outdoor lifestyle. Book your private showing today!