



**42 Douglas Glen Green SE
Calgary, Alberta**

MLS # A2290650



\$639,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Optional: There is a large TV stand in the basement living room that will stay. If buyer wants it out the seller can remove and replace with matching carpet.

Welcome to 42 Douglas Glen Green SE — a beautifully refreshed home tucked into one of the most desirable pockets of Douglas Glen. Surrounded, FRONT AND BACK, by lush green space - and just steps to the Bow River pathway system, this location is truly exceptional. Enjoy morning walks or evening bike rides along the river, peaceful natural views, and the quiet charm of a community that feels connected to the outdoors while remaining close to every convenience. Inside, over 2100 ft2 of living space - this home has been thoughtfully updated with fresh paint and modern lighting, creating a bright, contemporary feel throughout. The updated basement features new carpet (2025), offering additional comfortable living space perfect for a family room, home office, gym, or guest area. The setting on Douglas Glen Green provides a serene atmosphere with parks and open spaces all around, making it ideal for families, professionals, or anyone who values both nature and accessibility. Quick connections to Deerfoot Trail, nearby shopping, schools, and amenities make daily life effortless. This is a rare opportunity to own a move-in-ready home in an unbeatable location — where green space, river pathways, and community living come together beautifully. View today!