



**68 Douglas Glen Park SE
Calgary, Alberta**

MLS # A2292196



\$424,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE this Saturday March 14 from 11am - 2pm and Sunday March 15th from 2pm-4pm...Welcome to this beautifully maintained townhouse in the desirable complex of Douglas Glen Gardens. This move-in-ready home features 2 bedrooms, 2.5 bathrooms and a fully developed basement, making it perfect for a couple or a young family. Enjoy the west facing balcony backing onto a small green space with mature trees, offering added privacy and a peaceful setting. With many upgrades completed over the past few years including a new kitchen, bathrooms, furnace, hot water tank and A/C for those warm summers. This home combines comfort, style, and convenience. Douglas Glen offers excellent access to walking paths, tennis courts, playgrounds, shopping and nearby schools. This will go fast and is a must see!!!