



**35 Douglasview Park SE
Calgary, Alberta**

MLS # A2304544



\$625,000

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,236 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Outside		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to 35 Douglasview Park SE, a beautifully appointed bungalow villa nestled within one of Southeast Calgary's most sought-after adult communities. Designed for those who have earned the finest chapter of their lives, this exceptional home delivers single-level main floor living, generous space throughout, and a true lock-and-leave lifestyle in a quiet, well-maintained complex. Entering the home evokes a feeling of grandeur with high sissor-vaulted ceilings. The living and dining area are anchored by a cozy fireplace; the perfect backdrop for relaxed evenings or entertaining. The highly efficient kitchen with sunny breakfast nook creates a warm, functional heart for daily living, while the formal dining room offers exceptional space for gatherings. The primary bedroom retreat features a walk-in closet and a private 4-piece ensuite, with a shower and separate corner tub. The second main floor bedroom is ideal for guests or a home office with a nearby, 2-piece powder room, and the convenient main floor laundry. The fully developed basement expands your living options with an oversized rec room with fireplace, perfect for movie nights or holiday gatherings; plus a bonus room ideal for a home gym or hobby space, a third bedroom, 3-piece bathroom, and ample storage throughout. Step outside to your private deck and enjoy the peaceful surroundings of this beautifully kept complex. The double attached garage comfortably fits two vehicles with room for golf clubs and bikes. No need for a lawn mower or snow blower as yard maintenance is included in the HOAs. Douglasview Park places you at the centre of an exceptional Southeast Calgary lifestyle. Tee off minutes away at the scenic Douglasdale Golf Club, where mornings on the fairway become part of your everyday rhythm. Stay active at the world-class YMCA at Quarry Park, or in Seton - one of the largest in the

world. Offering aquatics, fitness, and wellness programs tailored for active adults. 130th Avenue SE puts Walmart, Superstore, top restaurants, major groceries, and medical services all within minutes, while Fish Creek Provincial Park and the Bow River pathways offer stunning natural escapes right at your doorstep. Your hard work is done. Now it is time to enjoy it