

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

**MLS # A2279945**



**\$415,000**

<b>Division:</b>	Douglasdale/Glen	
<b>Type:</b>	Residential/Four Plex	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b> 2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached	
<b>Lot Size:</b>	0.04 Acre	
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, See Remarks	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		
<b>Inclusions:</b>	none		

Welcome to Douglas Glen and step inside this GORGEOUS, 3 bed, 2.5 bath, WALK OUT basement home! From the outdoors with everything has been beautifully updated and cared for. The spacious family room with HARDWOOD flooring, over to the kitchen with STAINLESS appliances, nice color palette and room for everyone! This open concept kitchen layout with plenty of storage and counter space which is essential when either hosting a dinner party or simply planning a family meal. The OPEN living and dining rooms are made for entertaining and perfectly to the back door opens to a deck with space for a barbecue. Upstairs you'll find large primary bedroom with his and hers closets, 4-piece bathroom with nice tiles flooring and two additional spare bedrooms with lots of natural light. While downstairs the walkout fully developed basement has a large recreational room, a full bathroom and laundry/utility room. The ATTACHED GARAGE and plenty of STORAGE, you'll be proud to call this home! Located in a quiet complex you are close to transit, amenities, restaurants, schools, major access routes of Deerfoot and Barlow Trails, Quarry Park, YMCA and Fish Creek Park behind the unit. The property is a short walk away from the future Douglas Glen Green Line LRT Station.