

213 Douglas Glen Boulevard SE
Calgary, Alberta

MLS # A2231372



\$600,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Pine Shake

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

*** Check out the YouTube video for community and location highlights *** WEST BACKYARD ONTO PATHWAY | ORIGINAL OWNERS | STEPS TO PARK + TENNIS COURTS + HOCKEY RINK | IDEAL FOR DOWNSIZERS | WALK TO BOW RIVER PATHWAYS | Welcome home to 213 Douglas Glen Blvd, located in the wonderful family community of Douglas Glen. This ideal bungalow layout is perfect for anyone looking to downsize or those with mobility concerns seeking a single-level floorplan in an unbeatable location. The home backs directly onto the community pathway system and is just steps from the tennis/pickleball courts, ice rink, multiple parks, and a five-minute walk to the Bow River. As you enter the home, you're immediately greeted by large vaulted ceilings and natural light flowing through the expansive west-facing windows at the rear. The main level features an open-concept layout with a generous kitchen that opens into a spacious living and dining area—an ideal space for entertaining or gathering with family over the holidays. The living room includes a cozy gas fireplace and has plenty of room for larger furniture, perfect for unwinding with a movie or Flames game. The massive 17x14 primary bedroom boasts vaulted ceilings, a luxurious 4-piece ensuite, and a large walk-in closet. Additionally on this level you'll find a second bedroom or perfect home office overlooking the front yard, a laundry room with access to the oversized double garage, a spacious foyer, and direct access to the west-facing backyard deck—an ideal spot to enjoy a summer evening with a glass of wine. The partially finished basement is already drywalled and laid out with space for additional bedrooms, storage, and a bathroom—just waiting for your finishing touches. The backyard is where this home truly shines, fully landscaped and backing

directly onto the pathway system, it offers exceptional privacy and a serene setting, perfect for anyone who values outdoor space or wants to explore their green thumb. Located within minutes of the Bow River, Fish Creek Park, numerous shopping areas including the trendy Quarry Park district, quick access to Deerfoot Trail, and close proximity to several schools. Don't miss out on this one—bungalows in this area sell fast. Book your private showing today.