

**48 Douglas Park Boulevard SE  
Calgary, Alberta**

**MLS # A2209402**



**\$825,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub		

**Inclusions:** none

Nestled in the sought-after community of Douglasdale in Calgary, this charming home offers just over 2,200 square feet of stylish living space. With a double attached garage and a smartly designed layout, the home features two generously sized bedrooms alongside a spacious master retreat complete with its own ensuite. Thoughtfully updated and brimming with personality, the interior boasts a unique retro-inspired design that sets it apart—think vibrant accents, vintage flair, and modern comforts seamlessly blended to create an unforgettable living experience. Whether you’re entertaining or enjoying quiet nights in, this home is full of character and ready to impress.