

# \$730,000 - 6 Douglas Glen Circle Se, Calgary

MLS® #A2218887

**\$730,000**

4 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this beautifully appointed home tucked away on a quiet street, just a short walk to the Bow River pathway system, playgrounds, Quarry Park shops, and only minutes away from both public and Catholic schools. This charming property blends comfort, spaciousness, and convenience with its central location offering quick access to Deerfoot, Glenmore, and Stony Trail, making commuting a breeze. Whether you're enjoying a scenic stroll or running errands, all amenities are right at your doorstep. As you enter the home you are greeted by gleaming hardwood floors span the entire main level, bringing warmth and sophistication throughout. The open-concept kitchen is a standout feature, showcasing a massive island with barstool seating, stylish grey cabinetry, updated countertops, and a subway tile backsplash. Stainless steel appliances add to the modern appeal, making this space ideal for both everyday living and entertaining alike. The adjoining dining room includes a built-in banket for added character and storage, while the bright living room is filled with natural light from large windows and high entry ceilings, creating a welcoming and expansive atmosphere. Throughout the home, neutral tones provide a versatile backdrop that complements a wide variety of décor styles. Custom Hunter Douglas blinds in the bonus room, nursery, primary bedroom, and ensuite, along with Bali blinds in the remaining areas, offer a polished finish with both style and privacy. The stunning



main floor laundry room, outfitted with custom cabinetry from Superior Cabinets, delivers both practicality and elegance. Upstairs, youâ€™ll find three generous bedrooms and a large bonus room featuring a cozy gas fireplace perfect for relaxing or hosting guests year-round thanks to central air conditioning and thoughtful design. The home is also equipped with integrated wall wiring on the main floor and bonus room for seamless audio throughout. The spacious primary bedroom comfortably fits a king-size bed and includes a walk-in closet with custom built-ins, plus a beautifully updated 4-piece ensuite with a stand-up shower, luxurious soaker tub with tiled surround. Two additional bedrooms are spacious and adaptable, ideal for family, guests, or home office use. Step outside to a large, private, landscaped backyard with a deck and fire pit area perfect for summer BBQs and evenings with family and friends. The fully finished basement expands your living space with a sizable rec room, fourth bedroom, and a 3-piece bathroom. Recent updates include Lux triple-pane low-E windows (bonus room and nursery), updated light fixtures, décor-style switches and plugs, refinished hardwood, new tile throughout entry, laundry, and powder room, updated second-level carpet, updated appliances and an upgraded kitchen island. No Poly-B piping. This home is truly move-in ready.

Built in 1999

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2218887  |
| Price      | \$730,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,949       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 6 Douglas Glen Circle Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 3T3                  |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas, Mantle, Tile   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Private Yard                      |
| Lot Description   | Back Yard, Landscaped, Many Trees, Private |
| Roof              | Pine Shake                                 |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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