

# \$825,000 - 468 Douglas Glen Point Se, Calgary

MLS® #A2201922

**\$825,000**

3 Bedroom, 4.00 Bathroom, 2,086 sqft  
Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Fully Developed Walk-Out Basement with  
Nearly 3,000 Sq. Ft. of Living Space!

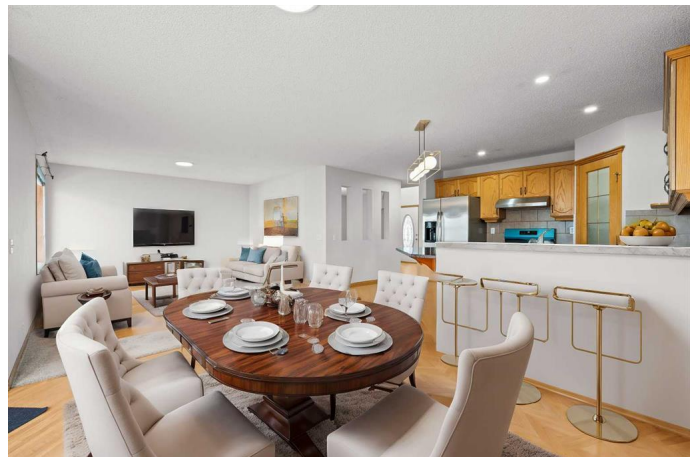
This stunning 2-storey home in Douglas Glen is fully finished, fully fenced, and move-in ready! Recent upgrades include brand-new carpet on the upper floors, a new stove and hood fan, and a roof replacement in 2023. Designed with an efficient open-concept layout, the home is filled with natural light from west-facing rear windows.

Standout features include custom wood built-ins, a full walkout basement, a spacious basement bar, a Romeo & Juliet balcony off the primary suite, and a beautifully updated kitchen.

Picture yourself hosting family and friends this summer—they'll love the generous bedroom sizes and open-to-above living space, while you'll appreciate the convenience of an oversized attached garage. The backyard offers an excellent recreational area, easily accessible from the walkout basement.

Located in the sought-after community of Douglasdale, this home provides easy access to transit, schools, playgrounds, scenic pathways along the Bow River Valley, and the expanding amenities along Deerfoot Trail.

If a fully finished walkout, a family-friendly



neighborhood, and a modern kitchen are on your wishlist, this home is the perfect match!

Built in 1997

### Essential Information

MLS® #	A2201922
Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	468 Douglas Glen Point Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3G4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Cul-De-Sac, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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