

# \$649,900 - 261 Douglas Ridge Circle Se, Calgary

MLS® #A2218385

**\$649,900**

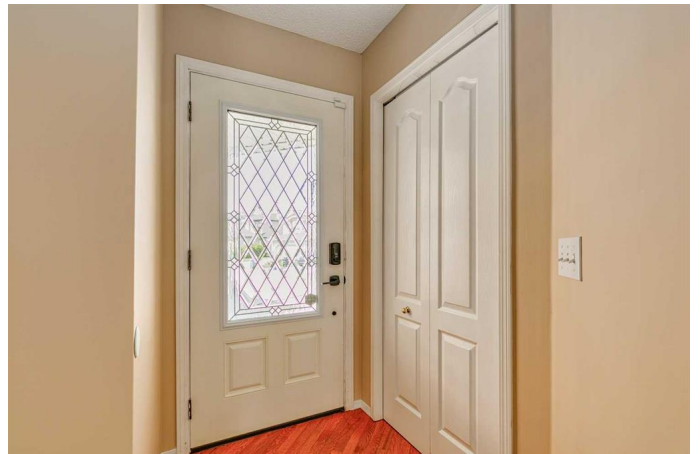
3 Bedroom, 4.00 Bathroom, 1,932 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Pride of ownership shines throughout this beautifully maintained and freshly painted 1931 sq ft two-storey home, nestled on a quiet close in the highly sought-after community of Douglasdale. Featuring 3 bedrooms, 3.5 baths, central A/C, and a fully developed basement, this home is freshly painted and move-in ready. Step into an inviting main floor with rich hardwood flooring and a flexible front room that can be used as a formal dining area or a home office. The updated kitchen boasts matching cabinetry and granite countertops with a brand new refrigerator and flows seamlessly into the cozy family room with a gas fireplace. A 2-piece powder room and laundry area with a new washer and dryer, just a few steps down - complete the main level. Upstairs, you'll find a spacious bonus room, a luxurious primary retreat with a 5-piece en-suite featuring a jetted tub, a second bedroom, and a full bathroom. The fully finished basement adds even more living space with a large rec room complete with a built-in wet bar, a third bedroom, and a 4-piece bathroom with a jetted tub and heated floors. Enjoy your own private backyard, complete with low-maintenance landscaping—perfect for relaxing or entertaining. This home truly checks all the boxes—don't miss your chance to own a gem in Douglasdale! Book your private showing today!

Built in 1998



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218385    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,932       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 261 Douglas Ridge Circle Se |
| Subdivision | Douglasdale/Glen            |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 3H5                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                    |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Gas  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 14            |
| Zoning         | R-CG          |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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