

# \$729,900 - 337 Douglas Ridge Circle Se, Calgary

MLS® #A2226618

**\$729,900**

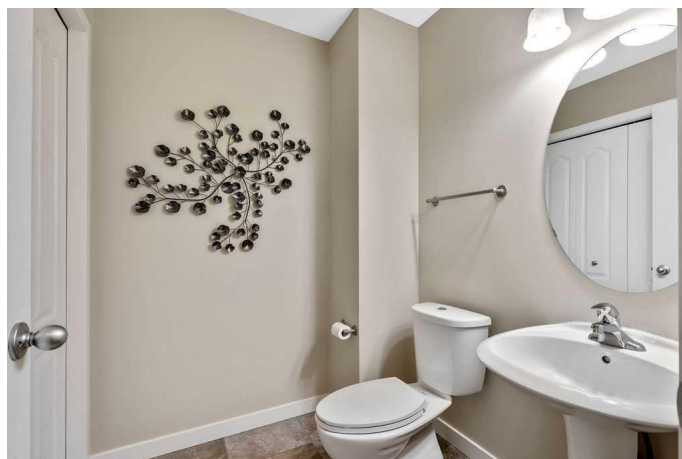
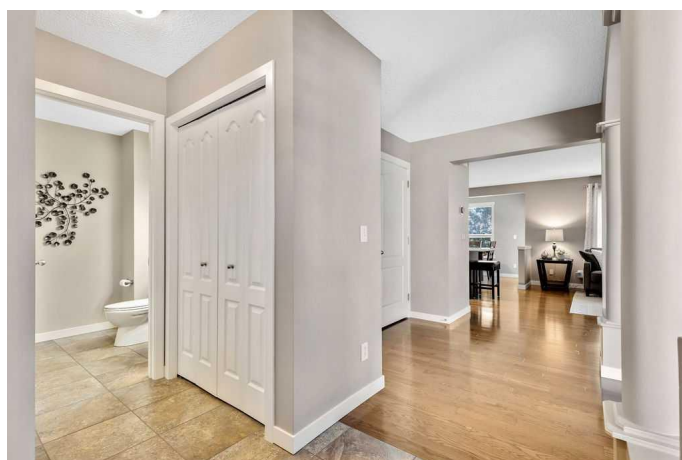
4 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

\*\*\* OPEN HOUSE Jun 29 1 PM - 3 PM \*\*\*

Welcome to this meticulously maintained and thoughtfully upgraded home in the sought-after community of Douglasdale. Ideally located close to shopping on 130th Avenue, public and Catholic schools, and offering excellent access to Deerfoot Trail, direct express bus to downtown (35-40 mins). This property presents exceptional value for families and commuters alike. Step inside to an open-concept main floor featuring hardwood flooring, a renovated kitchen (2019) with solid wood cabinetry, quartz countertops, and a sit-up breakfast bar. The bright dining nook opens to a poured concrete patio and a beautifully landscaped, fully fenced backyard that backs onto a tranquil greenbelt—perfect for enjoying outdoor living. Upstairs, you'll find three spacious bedrooms, including a large primary suite with a walk-in closet and a luxurious renovated ensuite (2022) boasting a soaker tub and separate tiled shower. A vaulted bonus room with a gas fireplace adds a cozy yet spacious retreat. The fully developed basement adds even more living space with a large recreation room, additional bedroom, and full bathroom—ideal for guests, teens, or a home office setup. Additional features include: renovated bathrooms, air conditioning, newer roof, upgraded front and rear entry doors, new garage opener, newer dishwasher, microwave/hood fan and Smart thermostat. Upright freezer included. This home offers a blend of classic warmth and



modern upgrades in a family-friendly neighborhood. Compare the value, condition, and locationâ€”this one stands out!

Built in 1998

### Essential Information

MLS® #	A2226618
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	337 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Few Trees, Level, Rectangular Lot, See Remarks, Flag Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	32
Zoning	R-CG
HOA Fees	64
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Fair Commissions Realty & Property Management
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