

# \$699,900 - 33 Douglasview Circle Se, Calgary

MLS® #A2214413

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,026 sqft  
Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this exceptional 2,000+ sq ft family home nestled in the heart of Douglasdale/Glen—one of Calgary's most sought-after southeast communities. This beautifully designed residence offers a perfect blend of classic charm and modern functionality, ideal for families seeking comfort, space, and an active lifestyle.

Property Highlights;

Spacious Layout: Over 2,000 sq ft of thoughtfully designed living space featuring 3 generous bedrooms upstairs, a main-floor office, and a fully developed basement with an additional bedroom (window opens, but does not meet current egress requirements), recreation room, and a unique INDOOR HOCKEY RINK—perfect for year-round play. (PLEASE NOTE: the seller will remove the rink upon buyers request)

Elegant Interiors: Step into a grand open-to-above foyer with an open staircase adorned with oak railings, setting the tone for the home's timeless appeal. The main floor boasts both formal living and dining rooms, a cozy family room with a gas fireplace, and a bright breakfast nook.

Gourmet Kitchen: The kitchen is a chef's delight, featuring stainless steel appliances, a central island, and classic oak cabinetry that offers ample storage and style, with a pantry to pack away extra dry goods.

Quality Finishes: Enjoy newer carpeting, wide-plank laminate flooring, and large windows that flood the home with natural light,



creating a warm and inviting atmosphere.

**Outdoor Living:** The southwest-facing backyard is a private oasis, perfect for outdoor entertaining, gardening, or simply relaxing in the sun.

**Ample Parking:** A double-car garage provides convenient and secure parking, with a double driveway and lots of street parking as well.

Douglasdale/Glen is renowned for its family-friendly atmosphere, low crime rate, and excellent access to nature. Residents enjoy proximity to the Bow River, offering scenic walking and biking trails, as well as opportunities for fly fishing. The community is also close to Fish Creek Provincial Park, one of North America's largest urban parks, providing extensive trails for walking, biking, and picnicking.

Families will appreciate the nearby schools, including Douglasdale Elementary School and Monsignor J.S. Smith School, as well as convenient access to shopping centers.

Enjoy the community's parks, playgrounds, and the Eaglequest Golf Course

**Shopping & Dining:** Close to Quarry Park's Market, offering grocery stores, boutique shops, restaurants, and coffee shops.

**Transportation:** Easy access to major roadways like Deerfoot Trail and Glenmore Trail, making commuting a breeze.

Don't miss the opportunity to own this remarkable home that combines comfort, style, and a vibrant community lifestyle. Schedule your private viewing today and experience all that Douglasdale/Glen has to offer!

Built in 1994

## **Essential Information**

MLS® #	A2214413
Price	\$699,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,026
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	33 Douglasview Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2P3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot,

	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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