

# \$649,900 - 341 Douglas Ridge Circle Se, Calgary

MLS® #A2217664

**\$649,900**

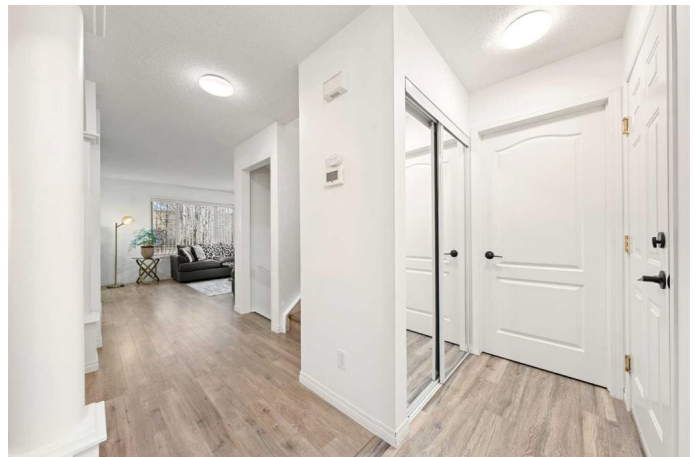
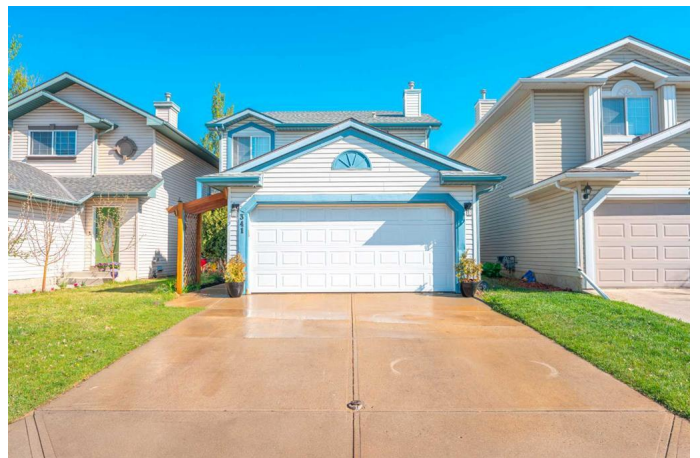
3 Bedroom, 3.00 Bathroom, 1,471 sqft  
Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to Douglasdale, a well-established southeast Calgary community known for its mature trees, scenic pathways, and proximity to the Bow River. Residents enjoy easy access to major roadways like Deerfoot Trail and 130th Avenue, making commutes and errands convenient.

Step inside this well-loved 2-storey home and you'll immediately feel the warmth of the space. The front of the home features a bright and welcoming dining area with room for a full table setup. Toward the back, you'll find a comfortable living room with a recently updated fireplace that brings a fresh, modern touch to the space. Just beside it is a functional kitchen with an island, offering great flow for both everyday living and casual gatherings. Upstairs, you'll find three comfortable bedrooms. The primary suite offers a walk-in closet and a private ensuite. Two additional bedrooms share a full bathroom, providing ample space for family or guests. The finished basement adds even more flexibility, with a spacious recreation area that works well as a movie room, home gym, playroom, or whatever suits your lifestyle. The home has also been thoughtfully maintained over the years, with updates including modernized light fixtures, refreshed light switches, and a built-in central vacuum system for added convenience.

Outside, the private backyard includes a cozy



deck with an awning perfect for relaxing or entertaining. The yard backs onto a green buffer space, offering added privacy and a more open feel than your typical back-to-back setup. Nearby schools, parks, shopping on 130th, and easy access to public transit make this location as convenient as it is charming. This home combines comfort, thoughtful updates, and a prime location. Don't miss the opportunity to make it yours.

Built in 1997

### Essential Information

MLS® #	A2217664
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	341 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street

# of Garages 2

### **Interior**

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Awning(s), Private Yard

Lot Description City Lot, Few Trees, Level, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 4th, 2025

Days on Market 7

Zoning R-CG

### **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.