

# \$600,000 - 213 Douglas Glen Boulevard Se, Calgary

MLS® #A2231372

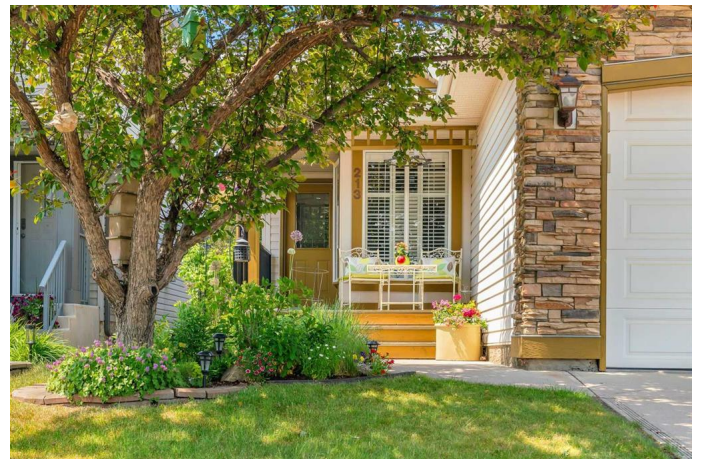
**\$600,000**

2 Bedroom, 2.00 Bathroom, 1,332 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

\*\*\* Check out the YouTube video for community and location highlights \*\*\* WEST BACKYARD ONTO PATHWAY | ORIGINAL OWNERS | STEPS TO PARK + TENNIS COURTS + HOCKEY RINK | IDEAL FOR DOWNSIZERS | WALK TO BOW RIVER PATHWAYS | Welcome home to 213 Douglas Glen Blvd, located in the wonderful family community of Douglas Glen. This ideal bungalow layout is perfect for anyone looking to downsize or those with mobility concerns seeking a single-level floorplan in an unbeatable location. The home backs directly onto the community pathway system and is just steps from the tennis/pickleball courts, ice rink, multiple parks, and a five-minute walk to the Bow River. As you enter the home, youâ€™re immediately greeted by large vaulted ceilings and natural light flowing through the expansive west-facing windows at the rear. The main level features an open-concept layout with a generous kitchen that opens into a spacious living and dining areaâ€”an ideal space for entertaining or gathering with family over the holidays. The living room includes a cozy gas fireplace and has plenty of room for larger furniture, perfect for unwinding with a movie or Flames game. The massive 17x14 primary bedroom boasts vaulted ceilings, a luxurious 4-piece ensuite, and a large walk-in closet. Additionally on this level youâ€™ll find a second bedroom or perfect home office overlooking the front yard, a laundry room with access to the oversized



double garage, a spacious foyer, and direct access to the west-facing backyard deck—an ideal spot to enjoy a summer evening with a glass of wine. The partially finished basement is already drywalled and laid out with space for additional bedrooms, storage, and a bathroom—just waiting for your finishing touches. The backyard is where this home truly shines, fully landscaped and backing directly onto the pathway system, it offers exceptional privacy and a serene setting, perfect for anyone who values outdoor space or wants to explore their green thumb. Located within minutes of the Bow River, Fish Creek Park, numerous shopping areas including the trendy Quarry Park district, quick access to Deerfoot Trail, and close proximity to several schools. Don't miss out on this one—bungalows in this area sell fast. Book your private showing today.

Built in 2000

**Essential Information**

MLS® #	A2231372
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,332
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	213 Douglas Glen Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 3Y4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Oversized
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Greenbelt
Roof	Pine Shake
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	7
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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