

# \$788,000 - 3430 Douglasdale Boulevard Se, Calgary

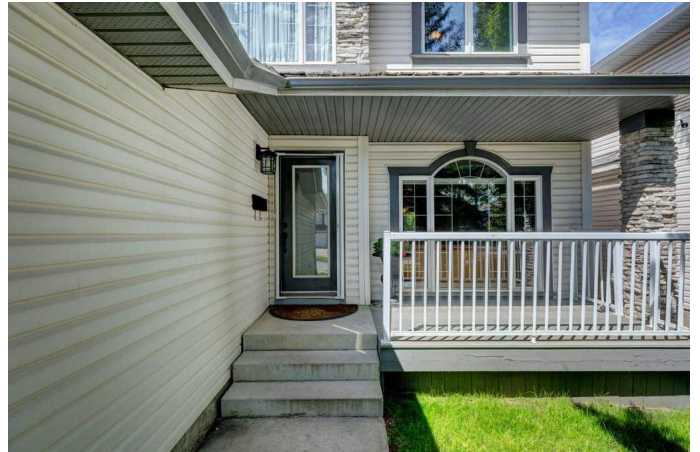
MLS® #A2247189

**\$788,000**

4 Bedroom, 4.00 Bathroom, 2,386 sqft  
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Warm & Welcoming 5 Bedroom Family Home - Discover the perfect blend of comfort, space, and charm in this beautifully maintained home, ideally situated in a fantastic location close to shopping, groceries, and excellent schools. Set in a mature neighborhood with tree-lined streets, mountain views and Fish Creek Park, this home offers room for everyone and every activity. Upstairs, you'll find four generous bedrooms, including a spacious primary suite with ensuite and mountain views between the trees. In fact, all the bedroom windows are triple pane to provide the quietest most temperature constant environment upstairs. The main level also has triple pane windows on the largest windows, both family room and kitchen nook. This large central kitchen is the heart of the home, connecting seamlessly to the inviting family room with its cozy gas fireplace, large breakfast nook and a delightful sun room balcony to soak in the views. The lower level boasts a huge recreation room - also with a gas fireplace - that opens to a covered patio, perfect for year-round enjoyment. With lots of storage, and a flexible area that could become a second downstairs bedroom, you could have up to six bedrooms in total. Additional highlights include an enclosed private hot tub for all-weather relaxation, built-in vacuum, two hot water tanks (2025, 2022) so you'll never run out of hot water, 220V in the garage, and thoughtful updates throughout. With concrete stairs down the side of the home, there is easy access to



the lower level. With a second dishwasher and bar fridge, the lower level is a perfect spot for entertaining! This is more than just a house—it's the space where memories are made.

Built in 1997

### Essential Information

MLS® #	A2247189
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3430 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3A8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan,

	Storage, Walk-In Closet(s), Bookcases, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Decorative, Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, See Remarks
Roof	Wood
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	R-1

## Listing Details

Listing Office	TREC The Real Estate Company
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