

# **\$589,900 - 31 Douglasview Park Se, Calgary**

MLS® #A2265745

**\$589,900**

2 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.14 Acres

Douglasdale/Glen, Calgary, Alberta

Ready to down size, want ONE level living with the freedom to Lock & Leave. Let someone else cut the grass and shovel the snow. Welcome to Village Park, an 18+ Adult villa complex with plans to Transition to 55+ in 2032. The benefit is peace & quiet, & being surrounded by a fun loving community of like-minded neighbours, Golfers, Pickle-Ballers, Amazing Cooks, Quilters, & Card Game Gurus. This is more than a home itâ€™s a lifestyle. This 1316 Sq. Ft Bungalow Villa features: Vaulted ceilings, Hardwood floors, Sunny East/ West Exposure, Two Bedrooms, 2 & ½ Bathrooms, & a Double garage. The Kitchen has lots of cabinets, a convenient Breakfast Bar / Peninsula, Stainless steel LG appliances (fridge, oven, and microwave), & a Cozy Dining Nook. The Spacious Living / Dining area is ideal for entertaining, & has an upgraded Stone Fireplace, & access to your 17 by 10 Ft. Deck. The Primary bedroom has room for your King bed, a 4 pce ensuite, & a Walk in closet. A 2 pce bathroom, convenient Laundry area, & a bright, sun-filled Den complete the main floor. The Developed basement has a Large Family room with corner Fireplace, a Bedroom for your guests, a 4 pce bathroom, an Exercise / flex space, & Two Storage areas. The back is nice landscaped with large trees offering a tranquil park-like setting. Douglasdale is a vibrant, well-established community celebrated for its scenic walking paths, close proximity to the Bow River, and convenient access to



major routes like Deerfoot Trail. With nearby parks, golf courses, and a wide range of shopping and dining options, itâ€™s an ideal place to call home.

Built in 1995

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265745               |
| Price          | \$589,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,317                  |
| Acres          | 0.14                   |
| Year Built     | 1995                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 31 Douglasview Park Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 2R9                |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                      |
| Parking Spaces | 4                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest |
| # of Garages   | 2                                                                    |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s), |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
|                 | Walk-In Closet(s)                                                                       |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                 |
| Cooling         | None                                                                                    |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 2                                                                                       |
| Fireplaces      | Family Room, Gas, Living Room, Stone, Tile                                              |
| Has Basement    | Yes                                                                                     |
| Basement        | Finished, Full                                                                          |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | Corner Lot, Landscaped, Treed |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 12                 |
| Zoning         | M-CG d44           |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Real Estate Calgary |
|----------------|---------------------|

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