

10 Douglasview Park SE
Calgary, Alberta

MLS # A2246926



\$529,900

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,210 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, See Remarks, Single G		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Wall mount for TV but TV Excluded

Wonderful, Original Owner Home in a Fantastic 18+ Complex. Located in the Highly Sought-After Golf Community of Douglasdale. So Beautifully Maintained with a Lovely Fully-Finished Basement. Great Layout with a Front Den, Functional Kitchen with Eating Nook, Dining Room, Spacious Living Room with Gas Fireplace and access to the back Deck and Patio, Good-Sized Primary Bedroom with Walk-in Closet & 4 Piece Ensuite PLUS Main Floor Laundry Room. Basement Development is Top Quality - Large Family Room with a second Gas Fireplace, 2nd Bedroom, Full 4 Piece Bathroom and still Plenty of Storage Space! The Single Attached Garage has Epoxy Floor Covering for Easy Maintenance & Clean-up. Excellent Location edging on Bow River and Pathways, Easy Access to Deerfoot Trail, Minutes to Shopping, Restaurants & More! Lovely Home, Great Community, Excellent Location!