

# \$599,900 - 245 Douglas Ridge Circle Se, Calgary

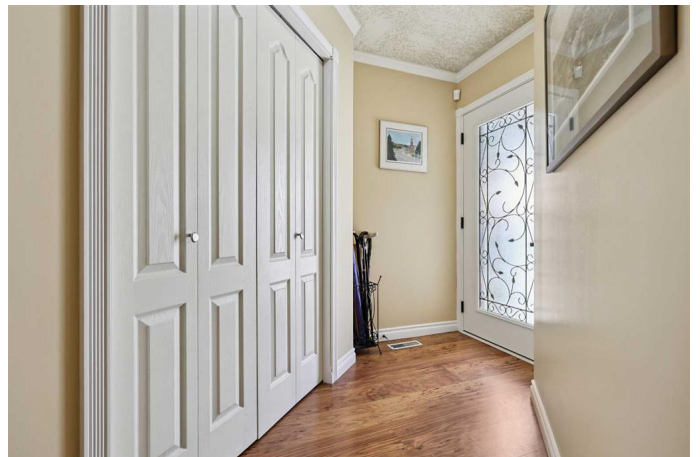
MLS® #A2235242

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,510 sqft  
Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this meticulously maintained two-storey home in the family friendly community of Douglasdale. Perfectly situated within minutes from Fish Creek Park, schools, shopping, and public transit, this home combines convenience with comfort. The bright and open main floor features a dream kitchen complete with quartz countertops, a walk-in pantry, and added cabinetry. The spacious living room is highlighted by a cozy gas fireplace. The adjacent dining nook has a patio door that leads to a beautifully landscaped backyard where you can enjoy outdoor living on the two-tier composite deck with built-in lights, glass railing, roll-out awning, and two handy storage sheds. The backyard also includes an underground sprinkler system, making lawn care a breeze. Upstairs, the expansive primary bedroom offers a peaceful retreat with a sitting area, large double closet, and an ensuite finished with quartz counters and upgraded fixtures. Two additional well-sized bedrooms and an updated main bathroom complete the upper level. The fully finished basement provides a versatile space with a large rec/media room featuring built-in cabinetry, a stylish 3-piece bathroom, and additional storage options. This home is equipped with mechanical upgrades, including a high-efficiency furnace with HEPA filter, central A/C, tankless hot water heater, water softener, and an attic temperature/humidity fan system with extra insulation for year-round efficiency. The double



attached garage offers plenty of space for vehicles and storage. Pride of ownership is evident throughout. Whether you're looking for space for your growing family or a peaceful, well-connected neighborhood to settle into, this home is the perfect fit.

Built in 1997

### **Essential Information**

MLS® #	A2235242
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	245 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H5

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, On Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Track Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Greater Property Group
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