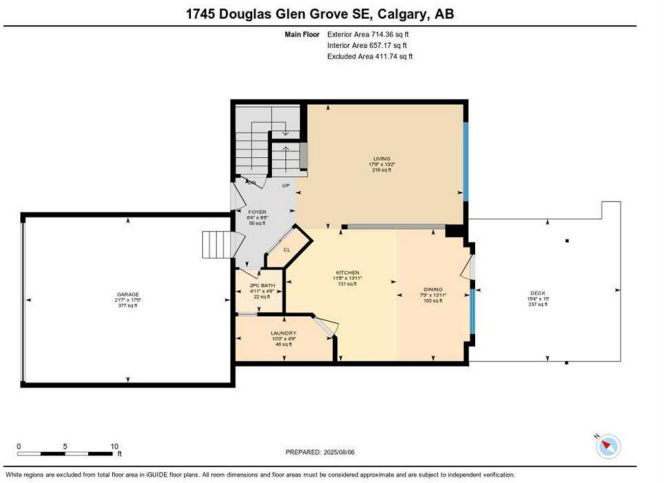
# $598,900 - 1745 Douglas Glen Grove Se, Calgary

MLS® #A2246444

**$598,900**
3 Bedroom, 4.00 Bathroom, 1,741 sqft
Residential on 0.10 Acres




Douglasdale/Glen, Calgary, Alberta

Whether you're a first-time buyer, a growing family, or a professional renovator, this home in desirable Douglas Glen offers the location and potential you've been searching for. This wonderful community provides great access to the beautiful Bow River pathways and all the amenities of Quarry Park.
This charming 3-bedroom, 3.5-bathroom detached home is situated on a beautiful, tree-lined street and features a private, south-facing backyard with a covered deck. The main floor boasts a large living room, a spacious island kitchen, a half bath, a laundry room, and access to a double garage. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The second floor also features a bonus family room. The finished basement offers versatile space that can be used as a recreation area, play space, an additional bedroom, or a fitness room in addition to a luxurious bathroom.
Conveniently located close to schools, parks, shopping, and major commuter routes, this attractively priced home presents amazing upside with just a few updates.

Built in 1997

## Essential Information

| | |
|---|---|
| MLS® # | A2246444 |
| Price | $598,900 |

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,741 |
| Acres | 0.10 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 1745 Douglas Glen Grove Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 3A5 |

## Amenities

| | |
|---|---|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Interior Lot |
| Roof | Pine Shake |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | August 8th, 2025 |
| Days on Market | 16 |
| Zoning | R-CG |
| HOA Fees | 65 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | CIR Realty |

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