

# \$729,900 - 337 Douglas Ridge Circle Se, Calgary

MLS® #A2226618

**\$729,900**

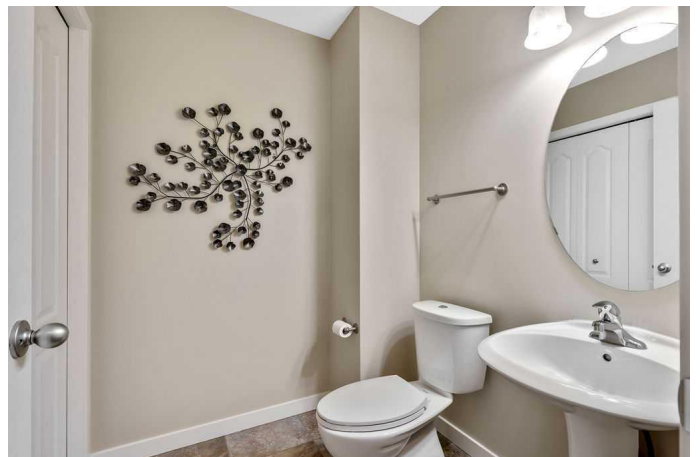
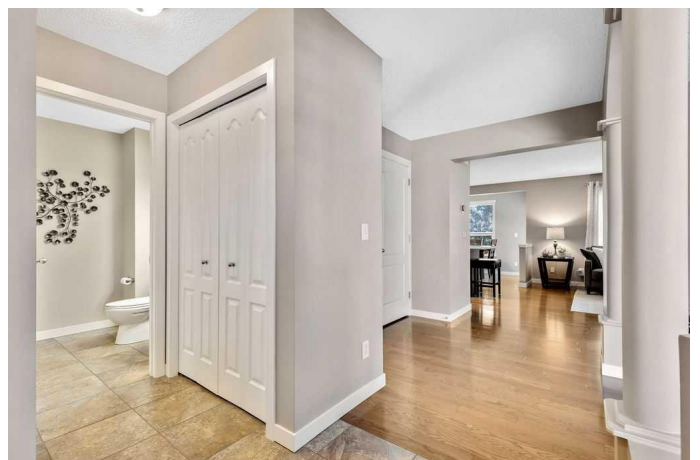
4 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

\*\*\* OPEN HOUSE Jun 29 1 PM - 3 PM \*\*\*

Welcome to this meticulously maintained and thoughtfully upgraded home in the sought-after community of Douglasdale. Ideally located close to shopping on 130th Avenue, public and Catholic schools, and offering excellent access to Deerfoot Trail, direct express bus to downtown (35-40 mins). This property presents exceptional value for families and commuters alike. Step inside to an open-concept main floor featuring hardwood flooring, a renovated kitchen (2019) with solid wood cabinetry, quartz countertops, and a sit-up breakfast bar. The bright dining nook opens to a poured concrete patio and a beautifully landscaped, fully fenced backyard that backs onto a tranquil greenbelt—perfect for enjoying outdoor living. Upstairs, you'll find three spacious bedrooms, including a large primary suite with a walk-in closet and a luxurious renovated ensuite (2022) boasting a soaker tub and separate tiled shower. A vaulted bonus room with a gas fireplace adds a cozy yet spacious retreat. The fully developed basement adds even more living space with a large recreation room, additional bedroom, and full bathroom—ideal for guests, teens, or a home office setup. Additional features include: renovated bathrooms, air conditioning, newer roof, upgraded front and rear entry doors, new garage opener, newer dishwasher, microwave/hood fan and Smart thermostat. Upright freezer included. This home offers a blend of classic warmth and



modern upgrades in a family-friendly neighborhood. Compare the value, condition, and location—this one stands out!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226618    |
| Price          | \$729,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,852       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 337 Douglas Ridge Circle Se |
| Subdivision | Douglasdale/Glen            |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 3H7                     |

**Amenities**

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

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),                                                            |

|                 |                                       |
|-----------------|---------------------------------------|
|                 | Washer                                |
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full                        |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Other                                                               |
| Lot Description   | Back Lane, Few Trees, Level, Rectangular Lot, See Remarks, Flag Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | R-CG           |
| HOA Fees       | 64             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | Fair Commissions Realty & Property Management |
|----------------|-----------------------------------------------|

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