

# \$689,900 - 367 Douglas Ridge Circle Se, Calgary

MLS® #A2228554

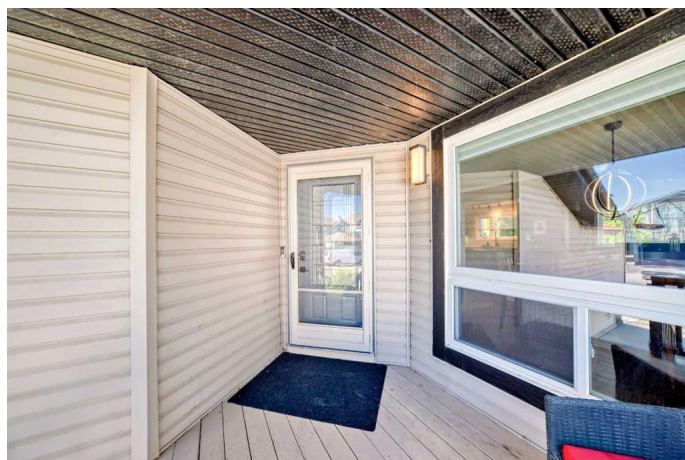
**\$689,900**

3 Bedroom, 4.00 Bathroom, 1,788 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Wonderful 2-storey home on a quiet street in desirable Douglasdale. Over 2300 sq ft of developed space plus this home sides to a pathway and backs to a green strip! Beautifully updated and plenty of upgrades in 2024 including all new triple pane windows, new furnace, new hot water tank, new air purifier, and new water softener plus A/C, all new interior & exterior doors, upgraded blinds, new ceiling fans, and knockdown ceiling texture. The kitchen has a fantastic layout with updated cabinetry with lower lights, granite counter, a corner pantry, stainless steel appliances including a gas stove and a fridge with water/ice, new sink & hardware, and a large central island. Generous great room with stone-surround gas fireplace. Separate dining room with a large South-facing window. A private 2-pce bath and laundry room with brand new washer/dryer. Upstairs, a spacious primary bedroom and 4-pce ensuite take up the entire back of the home. The ensuite has a separate tub and glass shower, extended vanity, and a walk-in closet with solid shelving. A large 2nd bedroom upstairs, a 4-pce bathroom with new vanity, plus an incredible bonus room with vaulted ceiling. The fully finished basement was completed with permits and has a rec room, bedroom, and a 3-pce bathroom. Vinyl plank flooring on the main floor with new ceramic tile in the dining room. Fully fenced low-maintenance yard with a newer stone patio and walkway, large deck with a gas line for bbq, storage shed, and



irrigation system. Double attached heated garage.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228554    |
| Price          | \$689,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,788       |
| Acres          | 0.11        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 367 Douglas Ridge Circle Se |
| Subdivision | Douglasdale/Glen            |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 3H6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows                                          |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Washer, Window Coverings |

|                 |                        |
|-----------------|------------------------|
| Heating         | Forced Air             |
| Cooling         | Central Air            |
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| Fireplaces      | Gas, Stone, Great Room |
| Has Basement    | Yes                    |
| Basement        | Finished, Full         |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Vinyl Siding                                                                        |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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