

# \$725,000 - 85 Douglasdale Point Se, Calgary

MLS® #A2205950

**\$725,000**

3 Bedroom, 4.00 Bathroom, 2,035 sqft  
Residential on 0.21 Acres

Douglasdale/Glen, Calgary, Alberta

**\*\* Open House Saturday March 29 from 2-4 pm\*\*.** Discover comfort and modern living in this well-kept Douglasdale Estates home.

Featuring 3 bedrooms up, 1 in the finished basement, and 3.5 bathrooms, this 3,000+ sq ft home is perfect for families. The main floor offers a cozy family room with gas fireplace, a bright kitchen with 3-year-old appliances, and convenient main floor laundry.

Enjoy peace of mind with recent updates: new furnace and hot water tank (4 years), and roof (5 years). Stay cool with central A/C and relax in the large, private yard on an extra-wide lot.

Walk to schools, hop on the express bus to downtown, or explore Fish Creek Park just 1 minutes away.

Built in 1997

## Essential Information

MLS® #	A2205950
Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,035
Acres	0.21



Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	85 Douglasdale Point Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3B5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 27th, 2025
Days on Market	13
Zoning	R-C1

## **Listing Details**

Listing Office	Real Broker
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