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68 Douglas Park Boulevard SE  
Calgary, Alberta

MLS # A2162818



**\$629,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Few Trees, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** 3 Storage Sheds, Gazebo, Tv Mount

OPEN HOUSE THIS SUNDAY SEPTEMBER 22ND FROM 12-2PM!! Three-bedroom, 2.5-bathroom home offering almost 1800sqft in Douglasdale Estates! Located just a block from the Bow River and miles of walking paths and just blocks from the community public and catholic schools. There are three bedrooms up with the master suite featuring a full private ensuite bathroom. The main floor has extensive hardwood throughout with a front living room/dining room combination. An open concept through the kitchen, eating nook, and main floor family room with gas fireplace combine to create a great living space for family living and entertaining. The half bath and main floor laundry complete a great floorplan. The lower level is unfinished and gives you a clean slate for future development. The fully landscaped backyard with apple and cherry trees, complete with a large deck, fence, and storage shed is perfect for enjoying outdoor living! Estate community. Easy access to walking paths along the Bow River and community schools. Family designed home in a family-oriented community!