

# \$709,999 - 139 Douglasdale Point Se, Calgary

MLS® #A2250481

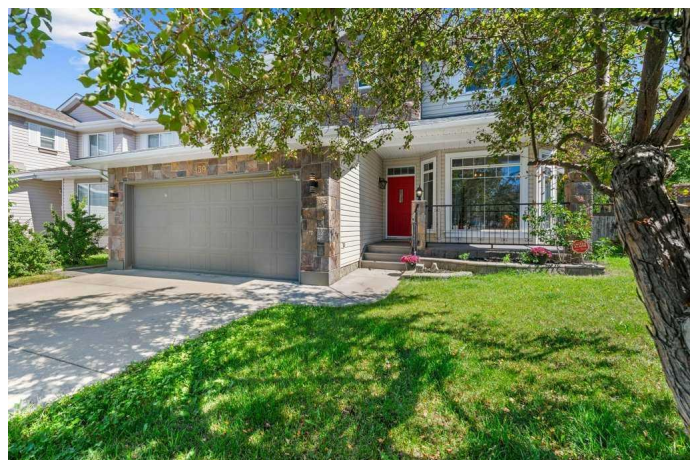
**\$709,999**

3 Bedroom, 3.00 Bathroom, 1,886 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

MASSIVE PIE SHAPED LOT!! BRAND NEW PEX PLUMBING THROUGHOUT! NO POLY B! Welcome to this warm and inviting 2 storey home nestled on a quiet street just steps from Fish Creek Park. Situated on a large pie lot with a charming covered front porch and a double attached garage, this property offers 2,867 square feet of thoughtfully designed living space for a growing family, including a fully finished basement. With 3 bedrooms and 2.5 bathrooms, this home provides flexibility for all types of living scenarios. Step inside to find soaring vaulted ceilings and a bright living room filled with natural light from the skylights above. The beautifully updated kitchen boasts top-of-the-line appliances, a gas stove, custom finishes, a feature hood fan, and an eye-catching backsplash. It overlooks the cozy dining nook with built-in bench seating, surrounded by bay windows, and offers direct access to the backyard. A rustic barn door leads to a separate dining area, adding warmth and character to the main level. Upstairs, the primary bedroom is a serene retreat featuring stunning mountain views and a luxurious ensuite with a stand-alone soaker tub positioned beside a large window – an ideal space to relax and recharge. The laundry room includes practical built-in cabinetry, keeping things neat and functional. Throughout the home, custom lighting fixtures elevate the design and ambiance. The fully finished basement extends your living area with a large rec room and a pool table,



creating the ultimate hangout for cozy nights. Outside, the spacious backyard has been the backdrop to many family memories, dog adventures, and seasonal get-togethers. In the spring, the front yard tree bursts into bright pink blooms, making the curb appeal truly unforgettable. Tucked into a quiet and friendly neighborhood, you're just minutes from the shopping, dining, and everyday conveniences of 130th Avenue SE. With custom details, high-end upgrades, views, and unmatched access to nature, this home is a rare find – offering something special for every season of life!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250481    |
| Price          | \$709,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,886       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 139 Douglasdale Point Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 3B4                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                                                                                                                                   |
| Heating           | Forced Air                                                                                                                                                                                                                                                                  |
| Cooling           | Central Air, Full                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                                                                                              |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                            |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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