

# \$659,000 - 96 Douglas Ridge Close Se, Calgary

MLS® #A2256158

**\$659,000**

5 Bedroom, 4.00 Bathroom, 1,215 sqft

Residential on 0.01 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this fully renovated 5-bedroom, 4-bathroom home offering over 2,310 sq. ft. of thoughtfully designed living space!

This stunning 4-level split home was extensively upgraded in 2025, featuring a brand-new kitchen, new flooring throughout, quartz countertops, and fully renovated bathrooms – delivering a fresh, modern living experience.

The main floor boasts a spacious and stylish kitchen with ample cabinetry, quartz countertops, and an open-concept design that flows into the dining and living areas – ideal for family life and entertaining. You™ll also find a convenient laundry area on the main floor for added practicality.

Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, and a full bathroom.

The lower level is perfect for extended family or rental potential, featuring a second kitchen, a fourth bedroom, a full bathroom, a separate laundry, a cozy family room with a gas fireplace, and allowing for independent living arrangements.

The professionally developed basement includes a fifth bedroom, an additional full bathroom, and a large entertainment or recreation space – perfect for a home theater, gym, or playroom.

Key Features & Upgrades:

- Full renovation in 2025: new kitchen, flooring, quartz countertops, and bathrooms.

- Two separate laundry areas (main floor



and lower level)

â€¢ No Poly-B pipingâ€”fully upgraded plumbing in 2025

â€¢ New Air Conditioner , Exterior Wall Replacement in 2023

â€¢ Triple-pane window on the main floor; all other windows are double-pane in 2022

â€¢ New roof, whole Garage system (track, opener, receiver....) and door replaced in 2022

â€¢ Hot water tank and furnace replaced in 2019

â€¢ Low-maintenance landscaping in both the front and backyards

Move-in ready with excellent valueâ€”great to live in, great to invest in!

Built in 1994

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256158      |
| Price          | \$659,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,215         |
| Acres          | 0.01          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 96 Douglas Ridge Close Se |
| Subdivision | Douglasdale/Glen          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

Postal Code T2Z3M2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 4

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air  
Cooling Central Air, Full  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete  
Foundation Wood

### Additional Information

Date Listed September 10th, 2025  
Days on Market 47  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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