



# 110 Douglas Glen Park Calgary Alberta

\$459,000

Welcome to your dream home—or as we like to call it, "The Unicorn of Real Estate"! This 2-bedroom, 1.5-bathroom beauty has all the bells, whistles, and cozy nooks you've been manifesting on Pinterest. Tucked in a prime spot, it backs onto the complex's highly sought-after green space, AKA your own slice of nature without the camping part. Step inside to an open floor plan on the main level, where living, dining, and kitchen vibes blend so seamlessly that you'll forget where one starts and the other ends. Perfect for hosting family, friends, or your cat's birthday party. And don't get us started on the gorgeous hardwood floors—they'll have your socks sliding in style. Energy-efficient vinyl windows make sure you're bathing in natural light while still feeling smug about your carbon footprint. Head upstairs to find a primary bedroom that's south facing with dreamy views of the green space. The second floor also boasts a feature-packed 4-piece bathroom, laundry that'll keep you from lugging hampers up and down stairs, and another generously sized bedroom—perfect for sleeping, working, or pretending you work out. The walk-out basement? Oh, it's not just a basement—it's a "life upgrade zone." Think natural light galore and a massive rec room ready for a home theatre, playroom, or your very own Netflix-and-chill HQ. Outside, you've got a front porch for neighbor-watching (err, we mean sipping coffee) and a serene rear patio overlooking the green space, ideal for summer BBQs or pretending you're on vacation. Plus, the single attached garage will keep your car warm and cozy through Alberta winters—because nobody likes scraping ice at 7 AM. And here's the kicker: REASONABLE CONDO FEES. So, grab this rare gem before someone else snaps it up and lives your dream instead. (id:6769)

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| 4pc Bathroom 10.75 Ft x 11.42 Ft             | 2pc Bathroom 7.25 Ft x 3.00 Ft  |
| Bedroom 11.67 Ft x 16.92 Ft                  | Dining room 12.33 Ft x 6.17 Ft  |
| Primary Bedroom 14.25 Ft x 16.92 Ft          | Kitchen 10.92 Ft x 8.42 Ft      |
| Recreational, Games room 22.75 Ft x 19.25 Ft | Living room 17.67 Ft x 13.08 Ft |
| Furnace 8.08 Ft x 12.00 Ft                   |                                 |

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net