

# \$674,900 - 144 Douglas Glen Mews Se, Calgary

MLS® #A2233207

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,671 sqft

Residential on 0.15 Acres

Douglasdale/Glen, Calgary, Alberta

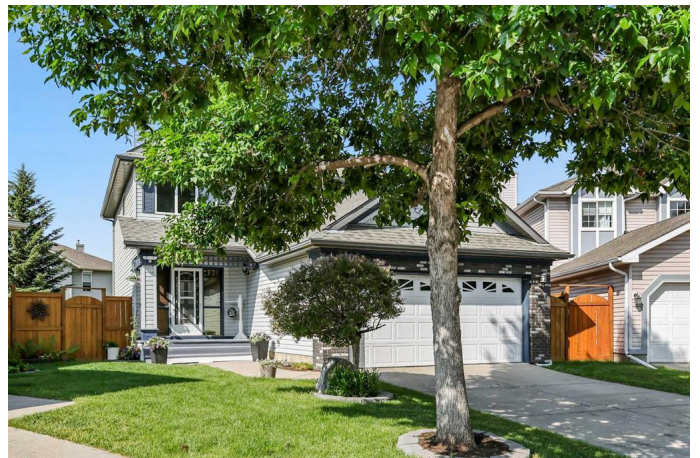
Nestled on a quiet cul-de-sac in the heart of desirable Douglas Glen, this impeccably maintained two-storey home offers the perfect blend of space, comfort, and lifestyle. Set on a massive 6,500+ sq ft pie-shaped lot, you'll fall in love with the sun-drenched south-facing backyard, featuring a huge deck, hot tub, mature trees, and underground sprinklers—perfect for summer BBQs and lazy Sunday afternoons. A charming Japanese Lilac tree in the front blooms twice a year, welcoming you home with its beauty.

Inside, the main level impresses with gleaming hardwood floors, a spacious kitchen with tile flooring, and a generous dining area that flows seamlessly into the cozy living room—complete with a gas fireplace for those chilly winter movie nights. Upstairs, plush carpet leads to three bedrooms, including a 150 sq ft primary suite with a jetted tub and full ensuite with granite counter tops.

PLUS...Poly-B piping was JUST replaced!

The fully developed basement is ideal for a playroom, media space, or teen hangout zone with a 4 bedroom. Enjoy peace of mind with brand-new window glass throughout, a high-efficiency furnace, and central A/C to keep you cool all summer.

All of this just a 2-minute walk to tennis courts and a playground! Don't miss your chance to own this Douglas Glen gem!



Built in 1994

## Essential Information

MLS® #	A2233207
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	144 Douglas Glen Mews Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2M9

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Jetted Tub, Suspended Ceiling, Track Lighting
Appliances	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	70
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Realty Professionals
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