

\$589,900 - 31 Douglasview Park Se, Calgary

MLS® #A2265745

\$589,900

2 Bedroom, 3.00 Bathroom, 1,317 sqft
Residential on 0.14 Acres

Douglasdale/Glen, Calgary, Alberta

Ready to down size, want ONE level living with the freedom to Lock & Leave. Let someone else cut the grass and shovel the snow. Welcome to Village Park, an 18+ Adult villa complex with plans to Transition to 55+ in 2032. The benefit is peace & quiet, & being surrounded by a fun loving community of like-minded neighbours, Golfers, Pickle-Ballers, Amazing Cooks, Quilters, & Card Game Gurus. This is more than a home itâ€™s a lifestyle. This 1316 Sq. Ft Bungalow Villa features: Vaulted ceilings, Hardwood floors, Sunny East/ West Exposure, Two Bedrooms, 2 & ½ Bathrooms, & a Double garage. The Kitchen has lots of cabinets, a convenient Breakfast Bar / Peninsula, Stainless steel LG appliances (fridge, oven, and microwave), & a Cozy Dining Nook. The Spacious Living / Dining area is ideal for entertaining, & has an upgraded Stone Fireplace, & access to your 17 by 10 Ft. Deck. The Primary bedroom has room for your King bed, a 4 pce ensuite, & a Walk in closet. A 2 pce bathroom, convenient Laundry area, & a bright, sun-filled Den complete the main floor. The Developed basement has a Large Family room with corner Fireplace, a Bedroom for your guests, a 4 pce bathroom, an Exercise / flex space, & Two Storage areas. The back is nice landscaped with large trees offering a tranquil park-like setting. Douglasdale is a vibrant, well-established community celebrated for its scenic walking paths, close proximity to the Bow River, and convenient access to



major routes like Deerfoot Trail. With nearby parks, golf courses, and a wide range of shopping and dining options, it's an ideal place to call home.

Built in 1995

Essential Information

MLS® #	A2265745
Price	\$589,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,317
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	31 Douglasview Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2R9

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s),
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	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	11
Zoning	M-CG d44

Listing Details

Listing Office	Real Estate Calgary
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