

# **\$649,900 - 252 Douglas Ridge Green Se, Calgary**

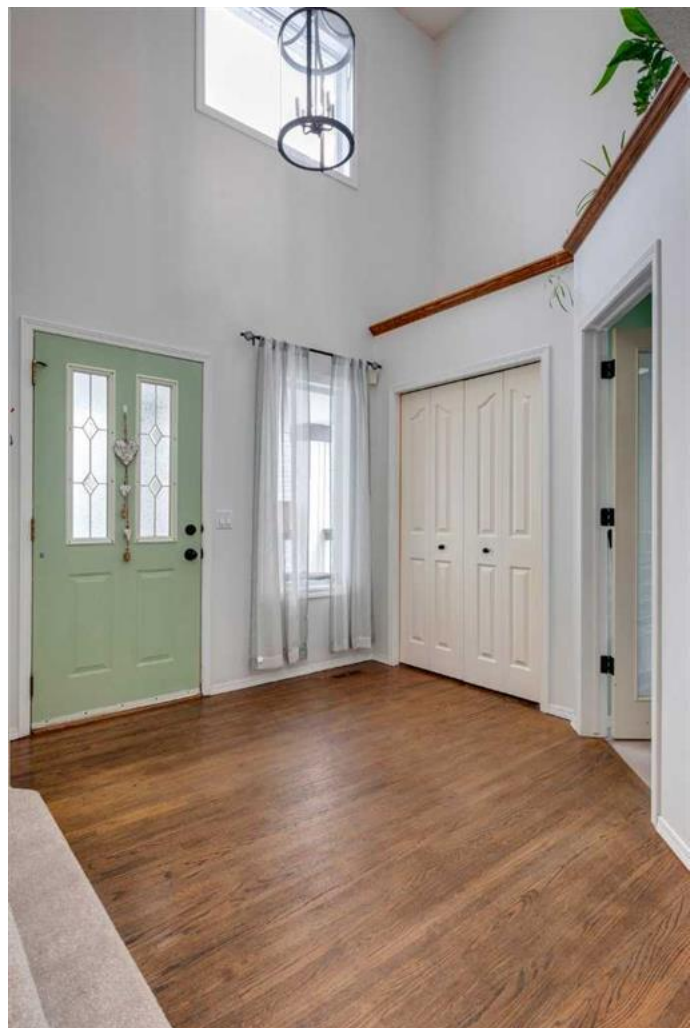
MLS® #A2212467

## **\$649,900**

3 Bedroom, 3.00 Bathroom, 2,018 sqft  
Residential on 0.20 Acres

Douglasdale/Glen, Calgary, Alberta

This outstanding home offers a spacious, open, and functional layout designed to suit your lifestyle. With three bedrooms upstairs, a main floor office ideal for working from home, 2.5 bathrooms, and a generous bonus room with a cozy fireplace, there's plenty of space for everyone. The grand front entry welcomes you into a bright and inviting main level, featuring a beautifully updated living and dining area with new tile flooring and a trendy light fixtures. The kitchen is bathed in morning sun, while the bonus room enjoys evening light—perfect for relaxing after a long day. Upstairs, the spacious primary bedroom includes a walk-in closet, and the updated main bath adds a modern touch. This property sits on a fully fenced, pie-shaped lot with a huge backyard—ideal for children, pets, and summer fun. Mature trees add privacy and charm, while the brand-new rear deck invites you to enjoy outdoor living. The front steps have been replaced, and the driveway has been upgraded with 100% recycled rubber paving, offering a durable, slip-resistant surface that won't crack. All windows except the basement have been replaced with energy-efficient triple-pane glass, and the home features air conditioning for year-round comfort. Additional recent upgrades include a newer dishwasher, a new stove and Fridge, a new vinyl tile flooring, some newer curtains, and stylish powder room. The main bath features a new vanity, toilet, flooring, and light fixture. The furnace and hot water tank



are newer(Dec 2023), with regular maintenance ensuring peace of mind. The large basement with high ceilings offers endless potential for future development. Located in a fantastic family-friendly community, this home is just a short walk to Douglasdale School, scenic ridge pathways, and numerous playgrounds—”one of the best ones which is right on the block. This move-in-ready home combines thoughtful updates, incredible outdoor space, and a welcoming neighborhood perfect for your growing family.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212467    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,018       |
| Acres          | 0.20        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

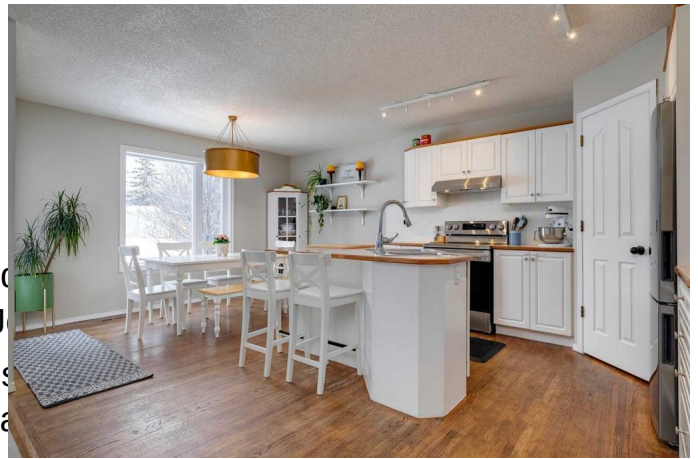
|             |                            |
|-------------|----------------------------|
| Address     | 252 Douglas Ridge Green Se |
| Subdivision | Douglasdale/Glen           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 3A7                    |

**Amenities**

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

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Closet(s), Central Vacuum, J                   |
| Appliances        | Central Air Conditioner, Dis<br>Garage Control(s), Microwa<br>Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                          |
| Cooling           | Central Air                                                                    |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Family Room, Gas                                                               |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |



## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                                       |
| Lot Description   | Back Yard, Landscaped, Street Lighting, Cul-De-Sac, Irregular Lot, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | R-CG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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