

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

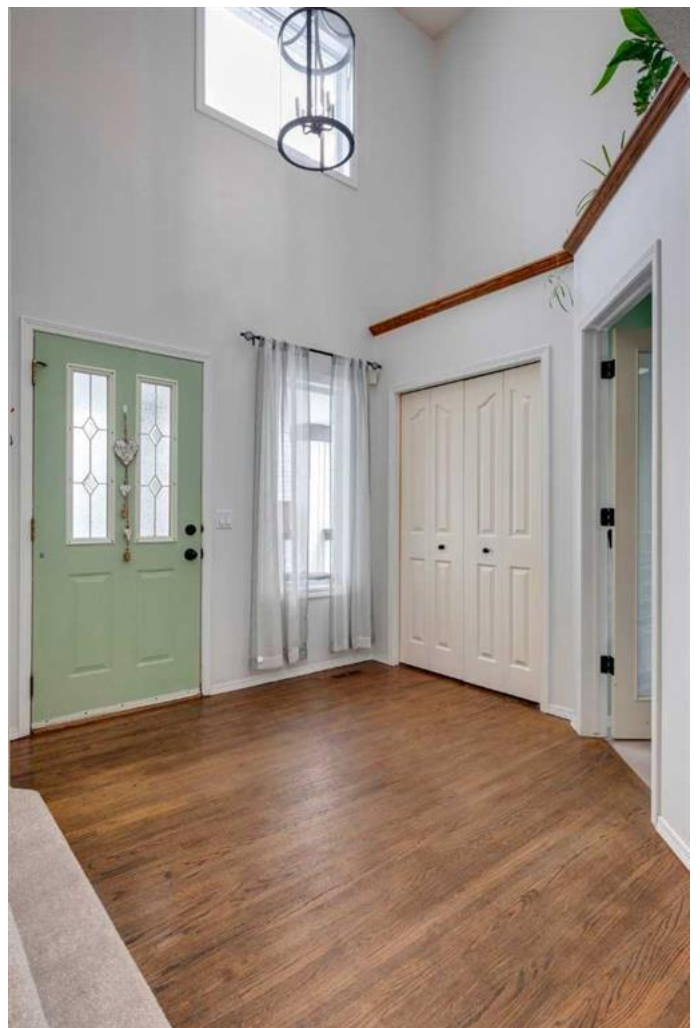
MLS® #A2207268

\$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 fixture. 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 a 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 playgroundsâ€”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® #	A2207268
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), Central Vacuum, Hardwood Floorplan, Pantry, Soaking Tub
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range/Oven, Refrigerator, 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, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind, Street Lighting
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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