

# \$594,900 - 192 Douglas Ridge Green Se, Calgary

MLS® #A2244615

**\$594,900**

3 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Whether you're a first-time buyer or growing your family, this home offers the comfort, location, and potential you've been searching for! Welcome to the highly desirable and family-oriented community of Douglasdale. This charming 3-bedroom, 2.5-bathroom detached home is nestled on a quiet cul-de-sac—perfect for families seeking privacy, safety, and a strong community feel that the same owners have felt for the past 24 years. Step into a grand front entrance with rich hardwood floors and an abundance of natural light flowing through large windows, creating a bright and inviting atmosphere. Just off the entryway, you'll find a versatile formal dining or sitting room—ideal for hosting, playtime, or a home office. The spacious kitchen flows seamlessly to the back deck, where you'll enjoy a fully fenced and private backyard shaded by mature trees—perfect for outdoor entertaining, family fun, or peaceful evenings. The main floor also offers a half bath and a full laundry room with direct access to a fully insulated double garage. Upstairs features three generously sized bedrooms, including a primary suite with a private ensuite, plus an additional full bath. The unfinished basement is ready for your vision—whether it's a playroom, gym, or media space. Stay cool with central A/C and enjoy the tranquility of living on one of the most family-friendly streets in Douglasdale. Located close to schools, parks, shopping, and major commuter routes, this home checks



all the boxes!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244615    |
| Price          | \$594,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,526       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 192 Douglas Ridge Green Se |
| Subdivision | Douglasdale/Glen           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 2T4                    |

**Amenities**

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

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s)                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer |
| Heating           | 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 | Private Yard              |
| Lot Description   | Back Yard, Private, Treed |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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