

# \$788,000 - 3430 Douglasdale Boulevard Se, Calgary

MLS® #A2247189

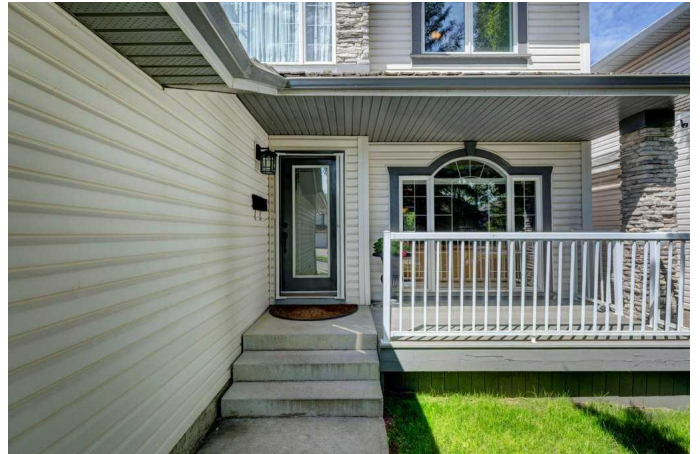
**\$788,000**

4 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Warm & Welcoming 5 Bedroom Family Home - Discover the perfect blend of comfort, space, and charm in this beautifully maintained home, ideally situated in a fantastic location close to shopping, groceries, and excellent schools. Set in a mature neighborhood with tree-lined streets, mountain views and Fish Creek Park, this home offers room for everyone and every activity. Upstairs, you'll find four generous bedrooms, including a spacious primary suite with ensuite and mountain views between the trees. In fact, all the bedroom windows are triple pane to provide the quietest most temperature constant environment upstairs. The main level also has triple pane windows on the largest windows, both family room and kitchen nook. This large central kitchen is the heart of the home, connecting seamlessly to the inviting family room with its cozy gas fireplace, large breakfast nook and a delightful sun room balcony to soak in the views. The lower level boasts a huge recreation room—also with a gas fireplace—that opens to a covered patio, perfect for year-round enjoyment. With lots of storage, and a flexible area that could become a second downstairs bedroom, you could have up to six bedrooms in total. Additional highlights include an enclosed private hot tub for all-weather relaxation, built-in vacuum, two hot water tanks (2025, 2022) so you'll never run out of hot water, 220V in the garage, and thoughtful updates throughout. With concrete stairs down the side of the home, there is easy access to



the lower level. With a second dishwasher and bar fridge, the lower level is a perfect spot for entertaining! This is more than just a house—it's the space where memories are made.

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247189    |
| Price          | \$788,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,386       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3430 Douglasdale Boulevard Se |
| Subdivision | Douglasdale/Glen              |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 3A8                       |

### Amenities

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

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
|                 | Storage, Walk-In Closet(s), Bookcases, Wet Bar                                                                                     |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                            |
| Cooling         | Central Air                                                                                                                        |
| Fireplace       | Yes                                                                                                                                |
| # of Fireplaces | 2                                                                                                                                  |
| Fireplaces      | Blower Fan, Decorative, Gas                                                                                                        |
| Has Basement    | Yes                                                                                                                                |
| Basement        | Full, Walk-Out                                                                                                                     |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Lighting, Private Yard, Storage                                                        |
| Lot Description   | Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, See Remarks |
| Roof              | Wood                                                                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | R-1              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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