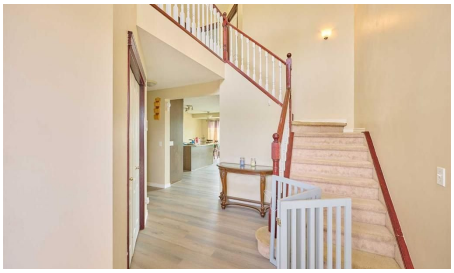
117 Douglas Ridge Circle SE

Calgary | Active | MLS® A2328269

$549,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1996**	**1,574 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Price drop.....Welcome to community of Doulas Dale , Comes with 4 bedrooms up one Bed in basement, cozy fireplace Comes with a fully finished lower level that has a full bath. master bedroom with a walk-in closest. Double attached Garage, The main floor is open conc the south facing private backyard. fully fenced back yard with large deck. Don't miss the opportunity to make this one your home. call your Favourite Realtor today for showing...

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328269
Bedrooms	5
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,574 sq. ft.
Main Level Finished Area:	752 sq. ft.
Upper Level Finished Area:	822 sq. ft.
Below Grade Finished Area:	608 sq. ft.
Acreage:	No
Lot Area:	3,907 sq. ft.

Lot Frontage:	34'¼"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1996 (Age: 30)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	9612515
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	Douglasdale/Glen
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 13'7" × 11' ·
Main Floor	Dining Room · 9'4" × 8'1" ·
Main Floor	Laundry · 9'1" × 6'6" ·
Upper Level	Bedroom · 13'8" × 11'6" ·
Upper Level	Bedroom · 9'6" × 8'9" ·
Upper Level	Bedroom - Primary · 14'8" × 10'4" ·
Upper Level	Bedroom · 9'6" × 8'6" ·
Lower Level	Bedroom · 14'5" × 9'8" ·
Lower Level	Furnace/Utility Room · 8'1" × 7'7" ·
Lower Level	Family Room · 12'9" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Irregular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Jul 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-douglas-ridge-circle-se-calgary-a2328269/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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