122 Douglas Woods Hill SE

Calgary | Active | MLS® A2336492

$754,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1991**	**1,881.11 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to a home where pride of ownership truly shines! Lovingly maintained by the same owners for over 20 years, this bright and spacious 4-bedroom, 4-bathroom home offers the perfect blend of comfort, quality, and an exceptional golf-course setting.

The main floor entrance opens into a bright, open family room, creating an inviting first impression filled with natural light. The living room features a cozy gas fireplace and overlooks the golf course, offering peaceful views and a relaxing atmosphere year-round.

Upstairs, you'll find three well-appointed bedrooms, including a spacious primary retreat complete with a newly renovated 5-piece ensuite featuring luxurious heated floors-the perfect place to unwind.

Additional highlights include triple-pane windows for enhanced comfort and efficiency, and a backyard that backs directly onto the golf course, providing privacy, scenery, and an unbeatable lifestyle setting.

Recent updates include both water tanks replaced last year, offering added peace of mind. With its thoughtful layout, long-term care, and exceptional location, this is a rare opportunity to enjoy true golf-course living in a home that has been exceptionally loved and maintained.

Come see it for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336492
Bedrooms	4
Bathrooms	4
Year Built	1991
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:	1,881.11 sq. ft.
Below Grade Finished Area:	1,093.06 sq. ft.
Acreage:	No
Lot Area:	5,640 sq. ft.
Lot Frontage:	67'7"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1991 (Age: 35)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9110562
Heating:	Central, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Brick
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
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), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Security system - unmonitored, no contract
Restrictions:	See Remarks
Main Floor	Den · 11'9" × 10'9" ·
Main Floor	Dining Room · 16'9" × 9'4" ·
Main Floor	Family Room · 17'6" × 13'2" ·
Main Floor	Kitchen · 12'9" × 10'3" ·
Main Floor	Family Room · 16'9" × 13'6" ·
Main Floor	Laundry · 5'11" × 5'5" ·
2nd Floor	Bedroom · 11' × 9'10" ·
2nd Floor	Bedroom · 11'3" × 9'10" ·
2nd Floor	Bedroom - Primary · 13'10" × 13' ·

Lower Level	Bedroom · 13'5" × 12'5" ·
Lower Level	Storage · 15'11" × 9'6" ·
Lower Level	Other · 30'2" × 18'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Landscaped, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	RC-G
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/122-douglas-woods-hill-se-calgary-a2336492/

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