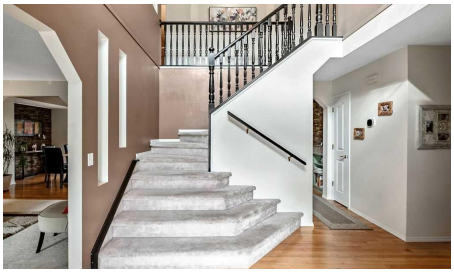
12817 Douglasview Boulevard SE

Calgary | Active | MLS® A2353835

$960,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1994**	**2,613.24 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

Welcome to this lovely 2-storey walkout in Douglasdale Estates, with mountain views, west-facing sunsets and beautiful landscaping. The home offers 2,613 sq ft above grade plus a 1,167 sq ft developed walkout basement, with 4 large bedrooms upstairs. Updates include the renovated kitchen and bathrooms, triple-pane windows throughout (2024), central vac and water softener (2024), a new dishwasher (2025), and two furnaces, hot water tank and basement carpet (2022). The foyer opens with vaulted ceilings beside the formal living room, which flows into the dining room and its natural stone feature wall. Hardwood floors continue into the kitchen, with a large granite island, granite counters, a walk-in pantry and a sunny eating area open to the family room and its updated stone fireplace. Step out to the large west-facing aluminum and glass deck, and take in the mountain views. The main floor also has a good-sized office/den, a renovated half bath, and a mudroom with laundry next to the oversized garage. Upstairs, the huge primary bedroom has a large walk-in closet with built-in shelving and a window, a renovated 4-piece ensuite and spectacular views. Three more generous bedrooms and a renovated main bath complete the upper level. The lower level has a wet bar, a media area with built-in cabinetry, room for a pool table, and a large bathroom with a spa steam shower. Walk out to the west-facing covered patio and the hot tub, surrounded by the landscaped backyard. Steps from the Fish Creek and Bow River pathways, close to schools, golf and shopping, with easy access to Deerfoot Trail and the Quarry Park YMCA.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353835
Bedrooms	4
Bathrooms	4
Year Built	1994
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:	2,613.24 sq. ft.
Main Level Finished Area:	1,395 sq. ft.
Upper Level Finished Area:	1,218.24 sq. ft.
Below Grade Finished Area:	1,166.95 sq. ft.
Acreage:	No
Lot Area:	6,210 sq. ft.
Lot Frontage:	62'10"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1994 (Age: 32)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9410455
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Laminate, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	Douglasdale/Glen
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings
Inclusions:	Hot tub, garage door remote(s), central vacuum attachments
Restrictions:	Easement Registered On Title, Encroachment, Restrictive Covenant, Utility Right Of Way
Main Floor	Entrance · 9'7" × 9'1" ·
Main Floor	Den · 12'2" × 10' ·
Main Floor	Living Room · 15'1" × 13'3" ·
Main Floor	Dining Room · 13'4" × 10' ·
Main Floor	Kitchen · 18'3" × 11'7" ·
Main Floor	Breakfast Nook · 12'2" × 9'4" ·
Main Floor	Family Room · 15'8" × 15'3" ·
Upper Level	Bedroom - Primary · 16'8" × 16'5" ·
Upper Level	Bedroom · 13' × 10'3" ·

Upper Level	Bedroom · 13'5" × 10' ·
Upper Level	Bedroom · 11'8" × 11' ·
Basement	Game Room · 41'9" × 13' ·
Basement	Other · 15'1" × 12'8" ·
Basement	Furnace/Utility Room · 16'4" × 16' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Yard, Landscaped, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12817-douglasview-boulevard-se-calgary-a2353835/

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