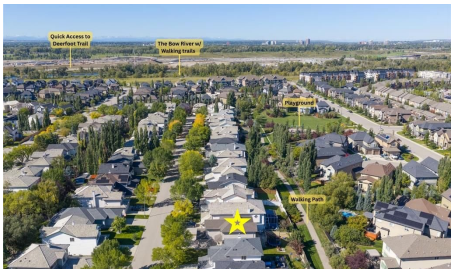
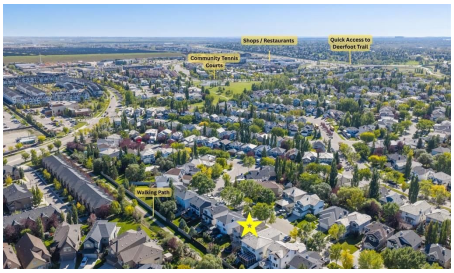
42 DOUGLAS GLEN Circle SE

Calgary | Active | MLS® A2346227

$664,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1998**	**1,664.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

WELCOME to this TWO-STOREY HOME in the ESTABLISHED COMMUNITY OF DOUGLAS GLEN, where GREENSPACE + A PATHWAY AT YOUR BACK DOOR + quick access to MAJOR ROUTES make everyday life easier!!! Offering 2,203 SQ. FT. OF DEVELOPED LIVING SPACE, 3 BEDROOMS, 3.5 BATHROOMS, CENTRAL A/C, a DOUBLE ATTACHED GARAGE + a FINISHED BASEMENT on a 4,262 SQ. FT. LOT, this home gives everyone room to spread out. A ROOF REPLACED WITHIN THE LAST 10 YEARS + NO POLY-B add peace of mind!!!
A landscaped front yard + welcoming FRONT PORCH lead into a BRIGHT, OPEN FOYER w/16' CEILINGS, a NEUTRAL COLOUR PALETTE, FLAT CEILINGS, NEW LED POT LIGHTS + SCRATCH-RESISTANT LAMINATE FLOORING throughout the main + upper floors. A WALK-IN COAT CLOSET keeps jackets + shoes tucked away, while a MOTORIZED BLIND makes the high front window easy to manage. Continue into the LIVING ROOM, where a BRICK-FACING GAS FIREPLACE, open + closed shelving + a LARGE NORTH-FACING WINDOW create a cozy place to relax or gather w/friends. HUNTER DOUGLAS BLINDS add a polished finish, while NO CARPET except on the stairs makes upkeep easy.
The spacious EAT-IN KITCHEN is made for gathering, featuring GRANITE COUNTERTOPS, WHITE CABINETRY, SS APPLIANCES incl. a NEW STOVE (2026), a CORNER PANTRY + an OVERSIZED ISLAND w/SEATING for breakfast, homework or catching up at the end of the day. A window over the sink brings in natural light, while PATIO DOORS open to the DECK for summer dinners + barbecues w/friends. Around the corner, a 2-PIECE BATHROOM + MAIN-FLOOR LAUNDRY/MUDROOM keep daily routines running smoothly, w/DIRECT ACCESS to the DOUBLE ATTACHED GARAGE.
Upstairs, the PRIMARY BEDROOM offers a private retreat w/a WALK-IN CLOSET + its own 4-PIECE ENSUITE w/QUARTZ COUNTERTOPS. Two more BEDROOMS provide space for family, guests or a home office, served by a 4-PIECE BATHROOM also finished w/QUARTZ COUNTERTOPS. The generous BONUS ROOM is ready for movie nights, a playroom or a quiet reading lounge.
The DEVELOPED BASEMENT expands your options w/a FAMILY ROOM, LARGE WINDOW + VINYL FLOORING. Set up a games area, home gym or comfortable hangout for teenagers; a 3-PIECE BATHROOM + dedicated storage add flexibility. Outside, the BACKYARD BACKS DIRECTLY ONTO GREENSPACE + THE COMMUNITY PATHWAY, putting WALKING, BIKE RIDES + PARKS right at your doorstep!!! Follow the pathway for LESS THAN A MINUTE to a nearby park, w/5+ ADDITIONAL PARKS + a TENNIS COURT all within approximately a 15-MINUTE WALK-an incredible setup for families + an active lifestyle!!!

DOUGLAS GLEN brings outdoor living + everyday convenience together. TWO COMMERCIAL AREAS within a 15-minute walk offer STARBUCKS, GROCERY STORES, a PHARMACY, MEDICAL CLINICS, RESTAURANTS + more. Nearby schools, recreation + quick access to major routes help you spend less time driving + more time enjoying your neighbourhood. BOOK YOUR SHOWING TODAY!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346227

Bedrooms	3
Bathrooms	4
Year Built	1998
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:	1,664.17 sq. ft.
Main Level Finished Area:	750.34 sq. ft.
Upper Level Finished Area:	913.83 sq. ft.
Below Grade Finished Area:	539.74 sq. ft.
Acreage:	No
Lot Area:	4,262 sq. ft.
Lot Frontage:	38'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1998 (Age: 28)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9910446
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Decorative, Gas, Gas Starter, Living Room, Mantle
Utilities:	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup
City Quadrant:	Southeast
Community:	Douglasdale/Glen

Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Electric Blinds, Shelves on wall, shelves in the garage, 220 power in garage.
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 15' × 13'5" ·
Main Floor	Eat in Kitchen · 17' × 11'5" ·
Main Floor	Pantry · 3'11" × 3'11" ·
Main Floor	Foyer · 8'8" × 6'4" ·
Main Floor	Laundry · 5'7" × 5'2" ·
2nd Floor	Bonus Room · 14'6" × 13'11" ·
2nd Floor	Bedroom - Primary · 13' × 12'5" ·
2nd Floor	Walk-In Closet · 7'9" × 7'3" ·
2nd Floor	Bedroom · 9'10" × 8'11" ·
2nd Floor	Bedroom · 9'9" × 8'11" ·
Basement	Family Room · 23'10" × 14'4" ·
Basement	Storage · 10'6" × 8'6" ·
Basement	Furnace/Utility Room · 6'6" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shed

Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-douglas-glen-circle-se-calgary-a2346227/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.