# 68 Douglasview Park SE

Calgary | Active | MLS® A2357905

**$525,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1995** | **1,213 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Complete Realty

# A closer look

Fantastic BUNGALOW VILLA with ATTACHED GARAGE and FINISHED BASEMENT! Are you looking for EVERYTHING YOU NEED ON ONE LEVEL? Is it time to LET SOMEONE ELSE push the snow and cut the grass? How about more time to travel, or simply do the things you love? Located VERY CLOSE TO THE DOUGLASDALE GOLF COURSE, and within WALKING DISTANCE TO THE RIVER PATHWAYS, you can spend your daytimes being active and your evenings just relaxing! Come see 68 Douglasview Park SE. Park the car in your drywalled & insulated garage, clean and warm all year round! Step inside and be welcomed by soaring vaulted ceilings, and plenty of TRIPLE PANE windows for excellent high efficiency and plenty of natural lighting. The main floor has two sitting areas and two eating areas Fantastic kitchen for making those delicious meals you love to serve. STAINLESS STEEL fridge, stove, dishwasher and microwave. There is a peninsula extension for a great prep surface, plus a full height pantry-cabinet and built-in microwave shelf. Great kitchen, so sunny and bright! Window in front of (and above) the kitchen sink. Connected to the kitchen is a breakfast nook and nice sitting space for morning breakfast or coffee. Later in the day you can enjoy your meals in the dining room (with hutch space) which is connected to a spacious living room with corner fireplace. Both the living and dining rooms have stunning acacia hardwood! Primary bedroom also has a vaulted ceiling plus a walk-in closet and nearly direct access to the bathroom with soaker tub and separate shower. Downstairs in your finished basement are two more bedrooms, another full bath, plus a living room and a rec room with a second corner fireplace. Nice outdoor sitting area. Pet-friendly community with board approval, but general limitations allow for two pets (not two dogs, but 1 cat and a dog or 2 cats, needing to be 35 lbs. or less, and 18" tall or less). This home is well cared for. The community is adult living and will be 55+ in 2032. UPDATES (AND APPROXIMATE TIMING): New light fixtures (around 2022), Most window blinds (around 2021), Fridge, Stove, Dishwasher (around 2020), Triple pane windows (around 2019), impeccable living room hardwood (around 2010). Book your showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357905 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1995 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Attached-Side by Side, Bungalow-Villa |
| **Total Living Area:** | 1,213 sq. ft. |
| **Main Level Finished Area:** | 1,213 sq. ft. |
| **Below Grade Finished Area:** | 870 sq. ft. |
| **Condo Fee:** | $417.97 |
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash |
| **Lot Area:** | 3,307 sq. ft. |
| **Lot Frontage:** | 33'8¾" |
| **Front Exposure:** | East |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1995 (Age: 31) |
| **Bedrooms:** | 3 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9510027 |
| **Heating:** | Fireplace(s), Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |

| | |
|---|---|
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Gas, Mantle, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Village Park |
| **Community:** | Douglasdale/Glen |
| **Amenities:** | Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Shelving in Basement and Garage, Knife Magnet in the Kitchen, Central Vac (as-is) |
| **Restrictions:** | Adult Living, Board Approval, Restrictive Covenant, Utility Right Of Way |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK |

| | |
|---|---|
| **Main Floor** | Bedroom - Primary · 16'7" × 12' · |
| **Main Floor** | Breakfast Nook · 16'1" × 7'3" · |
| **Main Floor** | Dining Room · 10'4" × 7'5" · |
| **Main Floor** | Family Room · 14'5" × 13'1" · |
| **Main Floor** | Kitchen · 10'3" × 9'8" · |
| **Main Floor** | Living Room · 9'11" × 9'9" · |
| **Lower Level** | Bedroom · 14'6" × 10'2" · |
| **Lower Level** | Bedroom · 12'11" × 11'2" · |
| **Lower Level** | Living Room · 14'3" × 14'3" · |
| **Lower Level** | Game Room · 15'6" × 14'10" · |
| **Lower Level** | Furnace/Utility Room · 11'5" × 9'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf |
| **Interior Features:** | Ceiling Fan(s), Vaulted Ceiling(s) |
| **Exterior Features:** | Garden |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Landscaped, Level, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | M-CG d44 |
| **Listed Date:** | Nov 13, 2026 |

**Explore the full photo gallery and current listing details:**

https://www.maltiwana.ca/properties/68-douglasview-park-se-calgary-a2357905/

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

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