85 Mt Douglas Circle SE

Calgary | Active | MLS® A2328886

$1,695,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1999**	**3,205.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Offered for the first time, this custom-built estate home presents a rare opportunity to own one of the premier properties on prestigious Mt. Douglas Circle. Lovingly built for and exceptionally well cared for by its original owners, this is a true legacy home that rarely comes to market. Situated on an impressive 9,558 sq. ft. ridge lot overlooking the Bow River Valley, the home enjoys panoramic views of the Rocky Mountains, the downtown Calgary skyline, and one of the city's most beautiful natural settings. Offering 4,977 sq. ft. of developed living space, including 3,205 sq. ft. above grade, the home is thoughtfully designed over three levels. The upper floor features a spacious primary retreat with a private balcony, walk-in closet, and a luxurious 7-piece ensuite with a steam shower, along with two additional bedrooms, a 4-piece bathroom, and a versatile loft. The main floor offers an ideal balance of elegance and everyday functionality with a grand two-storey foyer, sweeping staircase, formal living and dining rooms, a spacious family room, a well-appointed kitchen with breakfast nook, a private den, laundry and mudroom, a 2-piece powder room, and a heated triple attached garage. The fully developed basement expands the living space with a fourth bedroom, 3-piece bathroom, dedicated media/theatre room, a large recreation room, and a wet bar, making it an ideal space for entertaining or relaxing with family and friends. Large windows fill the home with natural light while showcasing the surrounding views, while rich hardwood flooring, crystal chandeliers, timeless architectural details, and a custom hand-painted mural add warmth and character throughout. Outside, the professionally landscaped backyard offers a private retreat with multiple seating and entertaining areas, a dedicated hot tub space, and an underground irrigation system for easy maintenance. With direct access to Calgary's extensive pathway network and the Bow River Valley, this home offers a unique combination of privacy, views, and outdoor recreation in one of the city's most sought-after ridge communities. Additional highlights include dual furnaces, dual central air conditioning units, and three hot water tanks. Built with outstanding craftsmanship and designed to stand the test of time, this is a rare opportunity to own a home of this calibre in one of Calgary's most desirable estate locations.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328886
Bedrooms	4
Bathrooms	4
Year Built	1999
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:	3,205.39 sq. ft.
Acreage:	No
Lot Area:	9,558 sq. ft.
Lot Frontage:	51'10"
Front Exposure:	East
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1999 (Age: 27)
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:	9811645
Heating:	Central, In Floor, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Gas Starter, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Driveway, Triple Garage Attached
Parking Places:	7
Parking Total/Covered:	7 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	McKenzie Lake
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Hot Tub (AS IS)
Restrictions:	None Known
Main Floor	Kitchen · 17' × 15' ·
Main Floor	Dining Room · 19'6" × 12'5" ·
Main Floor	Breakfast Nook · 9'9" × 8' ·
Main Floor	Living Room · 15'6" × 12' ·
Main Floor	Office · 10'9" × 10' ·
Main Floor	Foyer · 16' × 9'6" ·
Main Floor	Family Room · 21' × 15' ·
Main Floor	Laundry · 8'4" × 7'8" ·

Upper Level	Balcony · 10' × 8' ·
Upper Level	Bedroom - Primary · 22' × 19'6" ·
Upper Level	Bedroom · 12'9" × 11'2" ·
Upper Level	Bedroom · 14'1" × 11'3" ·
Upper Level	Walk-In Closet · 13'4" × 9'2" ·
Basement	Game Room · 29'6" × 15'8" ·
Basement	Media Room · 18' × 12'5" ·
Basement	Other · 8'4" × 7'5" ·
Basement	Furnace/Utility Room · 15'3" × 7'11" ·
Basement	Bedroom · 12'9" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bar, Central Vacuum, Crown Molding, Natural Woodwork
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, No Neighbours Behind, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/85-mt-douglas-circle-se-calgary-a2328886/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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