

# \$614,900 - 3617 Douglas Woods Heights Se, Calgary

MLS® #A2206988

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,286 sqft  
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

**\*OPEN HOUSE SATURDAY APRIL 5TH  
1-3PM\*\*\*** Pride of ownership shines through in this beautifully maintained bungalow offering a functional layout and timeless charm in over 2,400sqft of developed living space, perfect for first-time buyers and smart-sizers seeking the ease of single-level living. Step inside to a bright living room, with a cozy fireplace setting the tone for relaxation. The formal dining room, enhanced by skylights, is ideal for hosting family and friends, while the open-concept design ensures effortless entertaining. The kitchen boasts updated countertops and backsplash, with a sunny south-facing eating nook that opens to a spacious deck and lower patio complete with a gazebo, extending your living space for warm-weather gatherings. The primary bedroom easily accommodates king-sized furniture and boasts vaulted ceilings, plus a four-piece ensuite with a soaker tub. All main floor windows were replaced in 2017. Downstairs, the fully finished basement is a versatile open space, perfect for a home office or gym, alongside a sitting area with a fireplace, a generously sized bedroom, full bathroom, and the laundry/mechanical room offers convenience with ample storage and a workbench. A larger to-code window was installed in the bedroom in 2015 ensuring safe, comfortable lower-level living.

The expansive backyard is a true retreat, featuring a garden, flower beds brimming with perennials, a lilac tree peeking over the upper



deck, a Virginia creeper adorning the archway adjacent to the gazebo and plenty of grassy area. The double-attached garage adds both convenience and security, and the front drive offers extra parking. Additional updates include a new water heater, a front lawn, and a security system (all in 2024), skylights replaced (2019), roof (2010), garage door (2016). Close to parks, walking paths, an 18 hole golf course and easy access to Deerfoot Trail, this home offers excellent city connectivity while nestled in the beautifully established neighbourhood of Douglasdale. Move-in ready and brimming with potential, this home is an exceptional find!

Built in 1992

### **Essential Information**

MLS® #	A2206988
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,286
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3617 Douglas Woods Heights Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2G4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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