

\$749,900 - 164 Douglasview Road Se, Calgary

MLS® #A2245756

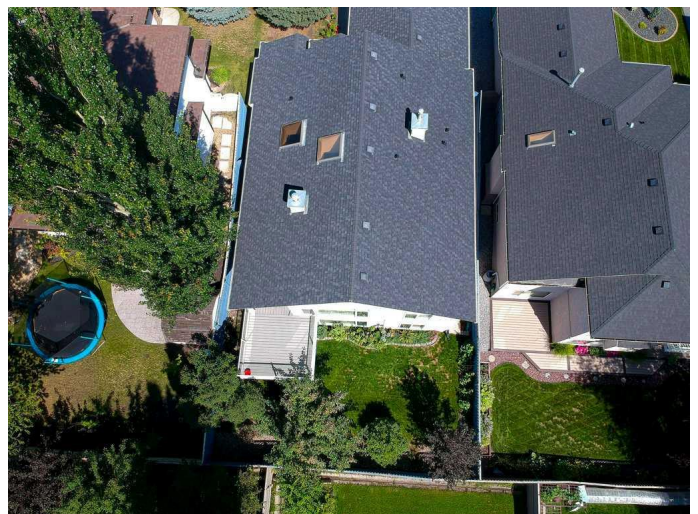
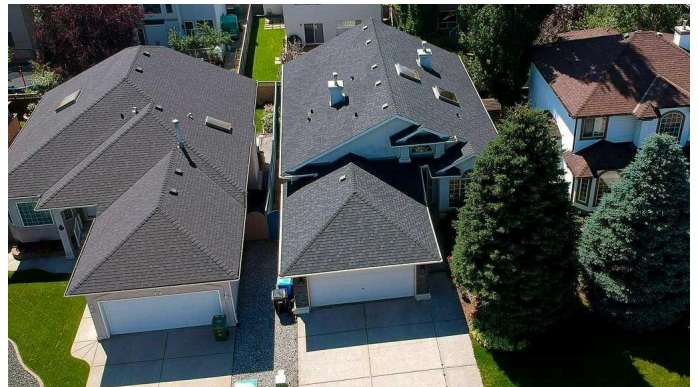
\$749,900

4 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this beautiful walk-out bungalow in the sought after community of Douglasdale Estates. Perfectly located, it offers the ideal balance of peace and convenience with only a short walk to the Bow River pathway system and a quick drive to shopping. As you enter, you're welcomed by a spacious foyer that leads into a large great room featuring soaring vaulted ceilings and expansive windows that flood the space with natural light. The open and airy layout creates a bright, inviting atmosphere—perfect for relaxing or entertaining guests. The combination of a cozy fireplace for the winter and central air conditioning for the summer ensures year-round comfort, making it the perfect spot for relaxation or entertaining. Head into the open-concept kitchen—a true showstopper—beautifully designed with stylish cabinetry featuring convenient slide-out drawers for easy access to dishes and cookware. Granite countertops and a classic tiled backsplash add elegance, while sleek stainless steel appliances complete the space. Whether you're preparing everyday meals or hosting guests, this kitchen perfectly blends functionality with modern flair. The primary bedroom is a true retreat, generously sized to accommodate a king-size bed with room to spare. It includes a spacious walk-in closet and a luxurious 4-piece ensuite bathroom, featuring a large stand-up shower and a jetted tub—perfect for unwinding and relaxing after a long day. The convenience of a main floor



laundry room adds both functionality and ease to everyday living. A large office/dining room and 2nd bedroom complete the main level. The fully finished walk-out basement with IN-FLOOR HEATING, offers incredible versatility, featuring a spacious media/recreation area and a large wet bar—ideal for entertaining. A fourth bedroom and a full 4-piece bathroom make it perfect for guests or extended family, thoughtfully designed with daily living in mind. Step outside to the south-facing backyard, where you'll enjoy exceptional privacy and open space. The oversized, composite deck is tailor-made for summer BBQs (gas line included), entertaining guests, or simply relaxing outdoors. Blending comfort with style, this outdoor oasis becomes a seamless extension of your living space—perfect for both quiet moments and lively gatherings.

Built in 1996

Essential Information

MLS® #	A2245756
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,550
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	164 Douglasview Road Se
Subdivision	Douglasdale/Glen
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 2S7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Great Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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