

5 Douglas Glen Park SE Calgary, Alberta

MLS # A2156718



\$430,000

Division:	Douglasdale/Glen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: Basement fridge as is.

BACK ON THE MARKET FOR FINANCING REASON- HOME INSPECTION AND CONDO REVIEW CONDITIONS WERE WAIVED! Lovely 2-story townhouse with finished basement in the community of Douglasdale/Douglas glen. You are going to love the spacious living room with adjoining Dining area & kitchen, the perfect place to entertain. The updated kitchen was designed with lots of cabinets and counter space. It features modern cabinetry built to the ceiling, beautiful subway tile backsplash, under-cabinet lighting & sleek counters. BBQing is a breeze with the balcony off of the dining room. Located on the upper level is a HUGE primary bedroom with double closets, a second large bedroom, and a Bonus/Loft area separating the Bedrooms allowing for privacy. A 4 pc bathroom hosting the laundry closet conveniently by the bedrooms completes the upper level. Downstairs is fully developed and boasts another sitting area/computer niche, a 2pc bathroom, a Utility/furnace area, additional storage, and a large Rec room, a great space for guests & additional comfort. A single attached garage & driveway PLUS the Visitor parking located across from your driveway is awesome for guests to enjoy coming to visit. Many amenities include tennis courts, an outdoor skating rink, shopping, restaurants, and so much more! This complex also allows your friendly furry friends up to a medium size and no dangerous breed. Condo board for pet approval is required but it is a formality. Don't miss this inviting and lovely home, book a showing today! FYI: Any offers subject to financing MUST be accompanied by a mortgage pre-approval letter.