

# \$639,900 - 37 Douglas Ridge Green Se, Calgary

MLS® #A2202441

**\$639,900**

3 Bedroom, 4.00 Bathroom, 2,014 sqft

Residential on 0.09 Acres

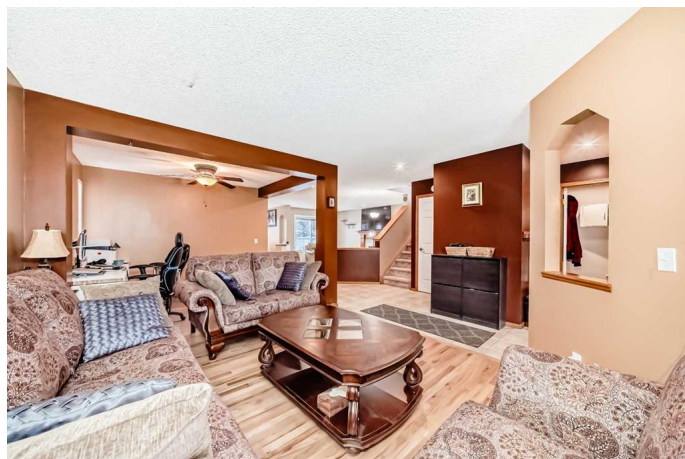
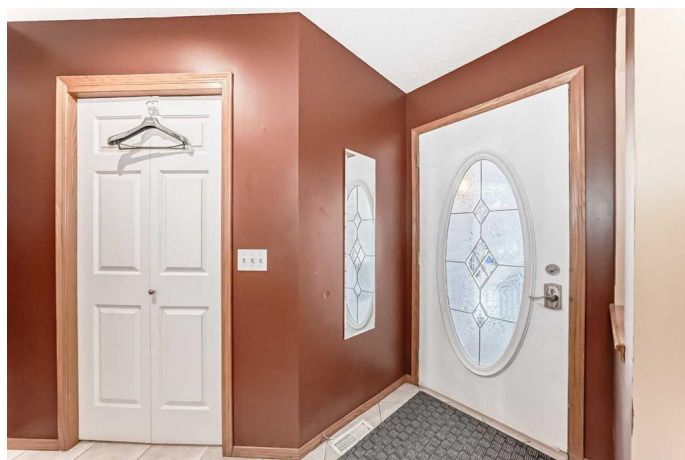
Douglasdale/Glen, Calgary, Alberta

Welcome to 37 Douglas Ridge Green SE, a warm and inviting home with an open-concept layout tailored for contemporary lifestyles. This property offers 2 full bathrooms and 2 half bathrooms, highlighted by a lavish 5-piece master ensuite featuring a Jetted Jacuzzi tub and a generous walk-in closet. Perfect for active families, its prime location is just steps away from schools, parks, and the vibrant shopping hub of 130th Avenue SE. The main floor impresses with a seamless mix of ceramic tile, and sleek hardwood, paired with a welcoming fireplace in the living room to cozy up by in winter. Downstairs, the basement expands your living space with ample room, a convenient 2-piece bathroom, and a relaxing sauna. Outside, a gorgeous deck awaits, ideal for soaking up the sun on warm summer days. The ROOF on this home was replaced 2 Years ago! Reach out today to explore this remarkable home!

Built in 1996

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2202441  |
| Price      | \$639,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 2,014       |
| Acres          | 0.09        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 37 Douglas Ridge Green Se |
| Subdivision | Douglasdale/Glen          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 2T2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Double Vanity, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Range Hood                               |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | None                                                 |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 38               |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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