

**3271 Douglasdale Boulevard SE**  
**Calgary, Alberta**

**MLS # A2310829**



## \$659,900

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Wall Mount, Projector & Screen in Basement, Sconces in Primary Bedroom, TV on Main Floor, Green Chair in Basement

Welcome to this beautifully updated two-storey front attached garage home in the heart of Douglasdale, perfectly positioned directly across the street from Douglasdale School and the school field. For families, this location is hard to beat — morning drop-offs, playground time, field activities, and community convenience are all quite literally just steps from your front door. Inside, the main floor offers a functional and flexible layout with warm brown laminate flooring throughout. The front flex room creates an ideal space for a formal dining room, home office, sitting room, or kids’ homework area. Toward the back of the home, the living room features a central fireplace with tile surround and a classic white mantle, creating a comfortable place to gather. The adjoining kitchen is bright and timeless, showcasing white cabinetry, black granite countertops, a mini subway tile backsplash, stainless steel appliances, a corner pantry, and a window above the sink overlooking the backyard. The east-facing backyard is fully fenced, landscaped, and complete with a deck, offering a great outdoor space for morning coffee, summer BBQs, kids, pets, or simply relaxing at the end of the day. The back hall provides direct access to the double attached garage, along with a walk-in laundry area and additional closet storage. Upstairs, laminate flooring continues throughout, including a spacious bonus room above the garage. With its vaulted ceiling, three windows, and raised corner nook that works perfectly for a TV setup, this is a fantastic second living space for movie nights, games, or a quiet retreat. A few steps up, you’ll find three bedrooms, including a comfortable primary suite with a walk-in closet and 3-piece ensuite featuring a full-length shower. Two additional bedrooms and a 4-piece main bathroom complete the upper level. The fully finished basement adds

even more usable living space, with a rec room at the bottom of the stairs, a large separate room that would work well as a hobby room, playroom, gym, or home office, plus a 3-piece bathroom and additional storage. Major updates provide exceptional peace of mind, including all Poly-B plumbing removed and replaced, plus a brand new roof. In an established community like Douglasdale, these are significant upgrades that make this home stand out. Douglasdale is a well-loved southeast Calgary community known for its established feel, family-friendly setting, and excellent access to everyday amenities. You're just minutes from Deerfoot Trail, Douglasdale Golf Course, the Bow River pathway system, nearby schools, parks, and the extensive shopping, restaurants, and services along 130th Avenue SE. With its family-friendly location, functional layout, finished basement, updated plumbing, new roof, and unbeatable position across from the school, this is a fantastic opportunity in one of southeast Calgary's most loved communities.