

\$629,900 - 341 Douglas Ridge Circle Se, Calgary

MLS® #A2226252

\$629,900

3 Bedroom, 3.00 Bathroom, 1,471 sqft
Residential on 0.09 Acres

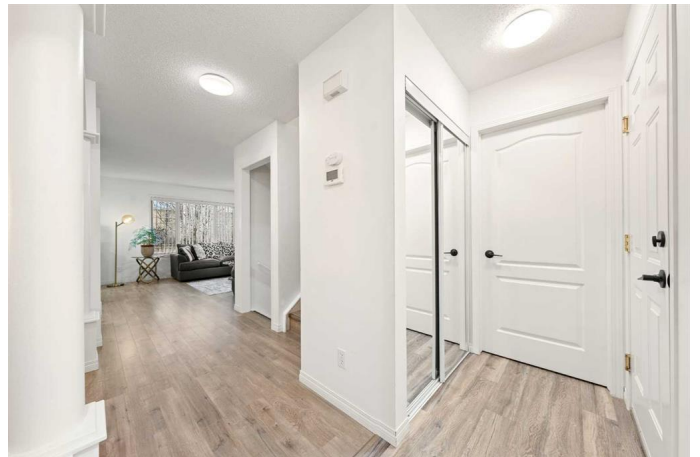
Douglasdale/Glen, Calgary, Alberta

Welcome to Douglasdale, a well-established community in southeast Calgary known for its mature trees, scenic pathways, and proximity to the Bow River. Residents enjoy excellent access to major roadways including Deerfoot Trail and 130th Avenue, making daily commutes and errands seamless.

This well-maintained 2-storey home offers a thoughtful layout and inviting atmosphere throughout. At the front of the home, a bright and spacious dining area easily accommodates a full-sized table, ideal for hosting. Toward the back, the living room features a recently updated fireplace that adds a clean, modern touch. Adjacent to this space is a functional kitchen with a central island, providing great flow for both everyday living and entertaining.

Upstairs, youâ€™ll find three well-sized bedrooms. The primary suite includes a walk-in closet and private ensuite, while two additional bedrooms share a full bathroom, perfect for families or guests. The fully finished basement adds versatility with a large recreation space that can serve as a home theatre, gym, or playroom. It also features a rough-in for a future bathroom, offering additional development potential.

Notable updates throughout the home include modern light fixtures, refreshed light switches, a built-in central vacuum system, and a



pre-installed alarm system for added peace of mind. The home is also pre-wired for a hot tub, allowing future owners the option to install one with ease.

Outside, the private backyard features a comfortable deck with a fixed awning and backs onto a green buffer space, offering more privacy than typical yard layouts. The location is highly convenient, just a 10-minute walk to the Bow River, with numerous parks, playgrounds, and well-regarded schools nearby. Shopping centres along 130th Avenue and access to public transit further enhance the lifestyle this home provides.

Combining comfort, thoughtful updates, and a sought-after location, this Douglasdale property is an excellent opportunity not to be missed.

Built in 1997

Essential Information

MLS® #	A2226252
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	341 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	City Lot, Few Trees, Rectangular Lot, Street Lighting, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.