

\$614,900 - 3617 Douglas Woods Heights Se, Calgary

MLS® #A2206988

\$614,900

3 Bedroom, 3.00 Bathroom, 1,286 sqft
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 5TH 1-3PM** Pride of ownership shines through in this beautifully maintained bungalow offering a functional layout and timeless charm in over 2,400sqft of developed living space, perfect for first-time buyers and smart-sizers seeking the ease of single-level living. Step inside to a bright living room, with a cozy fireplace setting the tone for relaxation. The formal dining room, enhanced by skylights, is ideal for hosting family and friends, while the open-concept design ensures effortless entertaining. The kitchen boasts updated countertops and backsplash, with a sunny south-facing eating nook that opens to a spacious deck and lower patio complete with a gazebo, extending your living space for warm-weather gatherings. The primary bedroom easily accommodates king-sized furniture and boasts vaulted ceilings, plus a four-piece ensuite with a soaker tub. All main floor windows were replaced in 2017. Downstairs, the fully finished basement is a versatile open space, perfect for a home office or gym, alongside a sitting area with a fireplace, a generously sized bedroom, full bathroom, and the laundry/mechanical room offers convenience with ample storage and a workbench. A larger to-code window was installed in the bedroom in 2015 ensuring safe, comfortable lower-level living.

The expansive backyard is a true retreat, featuring a garden, flower beds brimming with perennials, a lilac tree peeking over the upper



deck, a Virginia creeper adorning the archway adjacent to the gazebo and plenty of grassy area. The double-attached garage adds both convenience and security, and the front drive offers extra parking. Additional updates include a new water heater, a front lawn, and a security system (all in 2024), skylights replaced (2019), roof (2010), garage door (2016). Close to parks, walking paths, an 18 hole golf course and easy access to Deerfoot Trail, this home offers excellent city connectivity while nestled in the beautifully established neighbourhood of Douglasdale. Move-in ready and brimming with potential, this home is an exceptional find!

Built in 1992

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206988 |
| Price | \$614,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,286 |
| Acres | 0.11 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 3617 Douglas Woods Heights Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2G4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Front Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Skylight(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Basement |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Yard, Front Yard, Lawn, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.