

\$589,900 - 31 Douglasview Park Se, Calgary

MLS® #A2265745

\$589,900

2 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.14 Acres

Douglasdale/Glen, Calgary, Alberta

Are you ready to down size and enjoy the ease of ONE level living, and the freedom to Lock & Leave while someone else cuts the grass and shovels the snow? Welcome to Village Park, a sought after 18+ Adult villa complex. This beautifully maintained 1316 Sq. Ft bungalow villa backs onto a nicely landscaped tranquil park-like setting, and features: Vaulted ceilings, Hardwood floors, Sunny East/ West Exposure, Two Bedrooms, 2 & ½ Bathrooms & a Double garage. The Kitchen has plenty of cabinets, a convenient Breakfast Bar / Peninsula, Stainless steel LG appliances (fridge, oven, and microwave) & a Cozy Dining Nook. The Spacious Living / Dining area is ideal for entertaining & has an upgraded Stone Fireplace, & access to your HUGE 17 by 10 Ft. Deck. The Primary bedroom easily fits a King bed, and has a 4 pce ensuite & a Walk in closet. A 2 pce bathroom, convenient Laundry area & a bright, sun-filled Den complete the main floor. The Developed basement has a Large Family room with corner Fireplace, a Bedroom for your guests, a 4 pce bathroom, an Exercise / flex space & Two Storage areas. This is More than a home—this is a lifestyle where you are surrounded by a vibrant community of golfers, pickle ball enthusiasts, and card game gurus! Douglasdale is a well-established community celebrated for its scenic walking paths, close proximity to the Bow River, and convenient access to major routes like Deerfoot Trail. With nearby parks, golf courses, and a wide range



of shopping and dining options, it's an ideal place to call home. Village Park plans to Transition to a 55+ community in 2032.

Built in 1995

Essential Information

MLS® #	A2265745
Price	\$589,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,317
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	31 Douglasview Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2R9

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Stone, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	19
Zoning	M-CG d44

Listing Details

Listing Office	Real Estate Calgary
----------------	---------------------

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.