# \$799,900 - 96 Douglas Shore Close Se, Calgary

MLS® #A2241210

# \$799,900

4 Bedroom, 3.00 Bathroom, 1,357 sqft Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

This 4-bedroom walkout bungalow is just STEPS FROM THE BOW RIVER in one of the community's most desirable locations. Nestled on a quiet close and BACKING ONTO A PATHWAY, it offers a peaceful retreat with a WEST-FACING backyard where you can soak up the afternoon sun from the back deck or covered patio. The home's modern curb appeal is highlighted by a welcoming front deck, while inside, vaulted ceilings and hardwood floors create a bright and open feel. The kitchen is thoughtfully designed with granite countertops, a pantry with pull-outs, and plenty of drawers for organized storage. The primary suite provides a private escape with a walk-in closet complete with custom organizers, along with a 4-piece ensuite featuring a STEAM SHOWER. Two additional bedrooms and another full bathroom complete the main level. Downstairs, the fully finished basement is built for entertaining and relaxation, with a spacious rec room showcasing a gas fireplace feature wall with built-ins, and a bar with wine racks. You'II also find a 4th bedroom, 3rd bathroom, and abundant storage space. Step outside to a beautifully landscaped yard filled with perennials and mature trees, a wooden patio, and a hot tub for year-round enjoyment. The garage is heated and finished with epoxy flooring, while the resurfaced driveway adds both function and style. From your backyard, pathways connect directly to parks and the river, blending lifestyle and convenience in one







perfect location. Extras include a Kinetico water filtration system, a 12 kWp solar system with 10 kWh battery, and phantom screens. Recent updates include new basement carpet, updated windows and doors, shingles, garage door, water heater, and fresh paint. With major interior renovations completed in 2010, this home combines thoughtful updates with timeless design.

Built in 1992

#### **Essential Information**

MLS® # A2241210 Price \$799,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,357

Acres 0.12

Year Built 1992

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 96 Douglas Shore Close Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 2K8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan,

Recessed Lighting, Granite Counters

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer,

Window Coverings, Bar Fridge, Garburator, Garage Control(s)

Heating Forced Air, In Floor

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Rain Gutters, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Irregular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 25th, 2025

Days on Market 71

Zoning R-CG

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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