

# \$850,000 - 96 Douglas Shore Close Se, Calgary

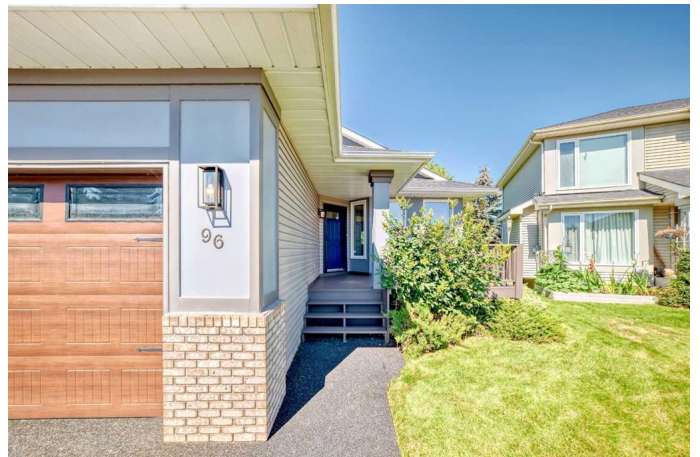
MLS® #A2241210

**\$850,000**

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'll 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	\$850,000
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, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Garburator
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	August 25th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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