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4 Douglasview Park SE
Calgary, Alberta

MLS # A2342340

$514,900

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,086 sq.ft.	**Age:**	1995 (31 yrs old)
Beds:	2	**Baths:**	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 399
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

BUNGALOW VILLA | CORNER LOCATION | MAIN-FLOOR LAUNDRY | ATTACHED SINGLE GARAGE | NO REAR NEIGHBOURS | Less upkeep doesn’t have to mean giving up your dining table, your hobbies or a place for guests to stay. At Village Park of Douglasdale, this corner duplex bungalow gives you everyday living on the main floor, with extra space downstairs when you need it. Step inside and you’ll find vaulted ceilings, large windows and a living room centred around a fireplace with an updated natural-stone surround. There’s a separate dining area for having people over, while the sunny breakfast nook gives you a smaller spot for morning coffee. Updated wide-plank laminate and fresh neutral paint carry through the main living spaces. Your primary bedroom has a walk-in closet, with a spacious four-piece bathroom just outside the door. Laundry is in its own room on this level, and you can come straight inside from the attached single garage. You also have your own driveway, with visitor parking in the complex when company arrives. Downstairs, a second bedroom and another four-piece bathroom give overnight guests their own space. The large flex room leaves you room for a hobby, a home office or a second sitting room. A storage closet and sizeable unfinished utility area mean you don’t have to find a place for everything upstairs. With a corner location and no neighbours behind you, you can enjoy your own space while still being part of Village Park’s welcoming community. Within Village Park, neighbours garden together and enjoy a social connection you can take part in as much or as little as you like. With maintenance taken care of, you can spend more time on the things you enjoy, whether that includes joining in or keeping to your own routine. Beyond the complex, Douglasdale Park offers walking

and cycling routes along the Bow River corridor. The DouglasQuarry Community Association adds local rinks, a community garden and neighbourhood events. You can simplify the upkeep and still stay connected to life in Douglasdale.

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