

\$679,900 - 25 Douglasdale Point Se, Calgary

MLS® #A2242145

\$679,900

4 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your dream home in the highly sought-after and private enclave of Douglasdale Pointe, just steps from the stunning Bow River pathway system. This beautifully maintained and thoughtfully designed home offers a bright, open-concept floorplan perfect for entertaining.

At the heart of the home is a chef's dream kitchen featuring classic white cabinetry, an abundance of storage including pot drawers, a walk-through pantry, and a large peninsula island with a vegetable sink and eat-up bar. Adjacent to the kitchen is a sun-filled dining area with access to the south-facing deck and backyard—ideal for BBQs and summer evenings. A cozy 3-way fireplace connects the dining area, living room, and kitchen, creating a warm and inviting space.

The main floor also includes a versatile flex room (currently a formal dining room) that could be used as a home office, along with a convenient mudroom, laundry room, and powder room.

Upstairs, the spacious primary suite features a walk-in closet and luxurious 5-piece ensuite with dual sinks, jetted tub, and separate shower. Two additional generous bedrooms share a private Jack & Jill bathroom, perfect for kids or guests. The partially finished basement includes a fourth bedroom and offers endless options for future development.



The south-facing backyard is a true retreat—professionally landscaped with irrigation and landscape lighting. Additional upgrades include central A/C, newer roof (2012), new fencing (2017), new deck (2018), newer hot water tank, and UniFi (Ubiquiti) home IT system for seamless, modern connectivity.

Located just minutes from 130th Ave shops & dining, Douglasdale Golf Course, great schools, and direct access to Fish Creek Park and Deerfoot Trail—this home checks all the boxes.

Built in 1997

Essential Information

MLS® #	A2242145
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	25 Douglasdale Point Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3A3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Other
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Level, No Neighbours Behind, Other, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Aluminum Siding, See Remarks, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	KT Capital Realty Inc.
----------------	------------------------

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.