

\$610,000 - 228 Douglas Ridge Close Se, Calgary

MLS® #A2252217

\$610,000

4 Bedroom, 4.00 Bathroom, 1,517 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

228 Douglas Ridge Close SE is on the market for the first time and welcomes you with a blend of comfort, space, and an unbeatable location. Nestled in the family-friendly community of Douglasdale, this two-storey home offers easy access to the Bow River pathways, as well as great schools like Douglasdale School and Mountain Park School, and the shopping and dining hub of South Trail Crossing, which is a 5-minute drive away and has all the amenities you will need, like Walmart, Home Depot, and much more.

The main level welcomes you with an airy living room filled with natural light, a functional kitchen featuring generous counter space, and a dining area that flows seamlessly into the deck and massive, oversized backyard. Upstairs, the primary suite offers both space and comfort with its own 3-piece ensuite, complemented by two additional bedrooms and a second full bathroom. The finished basement provides versatility with a large recreation room, a 4th bedroom (with a non-conforming egress window), and a convenient half bath.

The property's standout feature is the expansive backyard, one of the larger ones in the area and a true oasis for gatherings, play, or quiet evenings outdoors. Important updates, including the professional removal of Poly-B piping, new roof (10 years +/-), and one owner, add confidence to your investment. A double



attached garage with shelving and bike hangers, along with a fenced yard and shed, makes daily living practical and organized.

Nearby, you'll find Douglasdale School and Mountain Park School, within short drives, along with grocery stores such as Real Canadian Superstore, Walmart, and Lina's Italian Supermercato. Dining and café options abound, from The Keg and Via Cibo to local favourites like Second Cup and Annie's Café, while Douglasdale BallPark and the Bow River pathways invite you to enjoy the outdoors. Please use the virtual tour to step inside and get a feel for the layout and flow of this inviting home. Call your favourite agent for your exclusive tour.

Built in 1995

Essential Information

MLS® #	A2252217
Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,517
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	228 Douglas Ridge Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 2P6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.