

# \$749,900 - 435 Douglas Ridge Mews Se, Calgary

MLS® #A2262784

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,652 sqft

Residential on 0.13 Acres

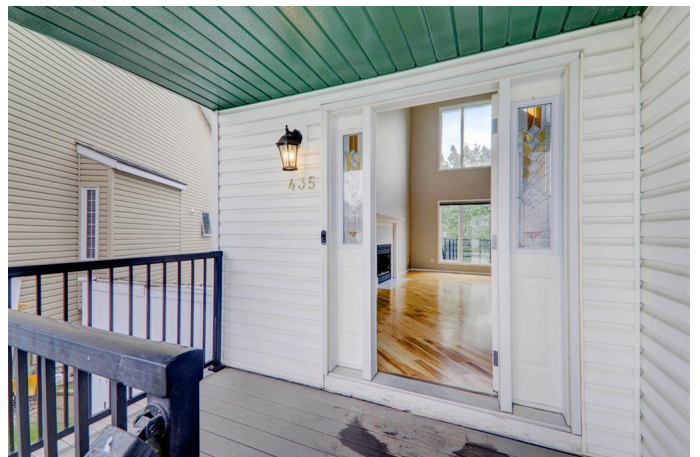
Douglasdale/Glen, Calgary, Alberta

Stunning Home with legal basement suite backing onto a green space and park on a cul-de-sac in Douglas dale. Walk into this nearly 1700 square-foot home with beautiful high ceilings and open concept on the main floor. The kitchen, dining and living area are all nicely combined perfect for entertaining and opens up onto a massive deck that overlooks a beautiful kids park and playground. Upstairs, you will find three bedrooms, including the master and four piece en suite. down in the basement with its own private entrance from the backyard is a legal suite that has just been completely renovated and not yet lived in. It hosts a big bedroom, four piece bathroom, full permitted Kitchen. Also a living room with a massive covered beautiful patio out the back to enjoy, again looking into the park. This home is only minutes away from the entrance onto Deerfoot and a plethora of shopping and essential stores on 130th Ave.

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262784  |
| Price          | \$749,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,652     |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1994        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 435 Douglas Ridge Mews Se |
| Subdivision | Douglasdale/Glen          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 2M4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Wall/Window Air Conditioner |
| Heating           | Forced Air                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full                                                                                                                                                                                     |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                     |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 39                |
| Zoning         | R-CG              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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