# \$649,900 - 305 Douglasbank Court Se, Calgary

MLS® #A2248148

# \$649,900

4 Bedroom, 3.00 Bathroom, 1,829 sqft Residential on 0.15 Acres

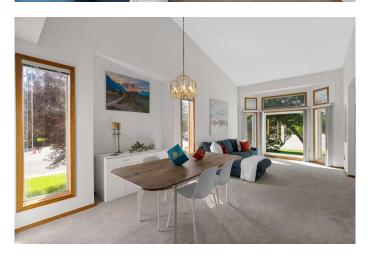
Douglasdale/Glen, Calgary, Alberta

This is ONE OF ONLY 2 DETACHED homes in Calgary's SE Zone with 4 BEDROOMS UP and a DOUBLE ATTACHED GARAGE priced under \$650,000 â€" making it a very RARE FIND! Well-maintained while retaining much of its original character, recent updates include CENTRAL A/C, COMPLETE REMOVAL OF POLY-B PLUMBING, newer garage door and ROOF (under 10 years), updated front door (under 5 years), and replacement of the front bay windows. Sitting on a beautifully LANDSCAPED, exceptionally LARGE CORNER LOT (~0.15 acres!), you're surrounded by nature without sacrificing the convenience of schools, shopping, and major routes just minutes away. Steps from the Bow River Valley and pathways, Douglasbank Park, and Eaglequest Golf Course, it's an unbeatable blend of active lifestyle and city access.

Inside, the living room has VAULTED CEILINGS and flows into the dining area â€" ideal for everyday life or entertaining. The bright U-shaped kitchen is functional, offering generous counter space, classic wood cabinetry, STAINLESS appliances, storage PANTRY and a built-in BREAKFAST NOOK bench. A few steps down, the den features a brick FIREPLACE and opens to the backyard PATIO. The MAIN FLOOR also includes a flexible BEDROOM, half BATHROOM, and laundry.







Upstairs, the primary bedroom has VAULTED CEILINGS features a bay window, WALK-IN CLOSET, and 4 PC ENSUITE. One secondary bedroom has a fun elevated nook for reading or play. Another bedroom and full bathroom complete this floor. The finished basement adds a large REC ROOM, WORKSHOP, and a huge ~5-ft high crawl space for excellent storage.

This is more than just a home â€" it's an opportunity to get into a sought-after community, on a large lot, with the rare space and features that are hard to find under \$650,000. Move in as it is, enjoy the updates already done, and take your time adding your own touches to create the home you've always wanted â€" this is a chance to secure a home you'II love now and for years to come.

Built in 1990

#### **Essential Information**

MLS® # A2248148 Price \$649,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,829

Acres 0.15

Year Built 1990

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 305 Douglasbank Court Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 1X7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Faces Front,

Insulated, Side By Side, Secured

# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, No Smoking Home, Storage,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Water

Softener

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Family Room, Glass Doors, Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Street

Lighting, Treed, Irregular Lot, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Brick

Foundation Poured Concrete

# **Additional Information**

Date Listed August 13th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

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