

# \$859,900 - 2108 Douglasbank Crescent Se, Calgary

MLS® #A2249029

**\$859,900**

4 Bedroom, 4.00 Bathroom, 2,060 sqft

Residential on 0.14 Acres

Douglasdale/Glen, Calgary, Alberta

\* SEE VIDEO \* This exceptional home offers 2919 sq. ft. of beautifully designed living space, blending timeless character with thoughtful modern updates. Perfect for families, it features FOUR bedrooms upstairs and a fully finished basement—making it a rare find you won't want to miss!

From the moment you enter the grand foyer, pride of ownership is evident from the original owners. Numerous expansive windows flood the home with natural light, showcasing the engineered flooring and elegant cast-iron railing. The bright kitchen is both stylish and functional, with classic white cabinetry, granite countertops, a corner pantry, and quality Samsung appliances. The breakfast nook, soon to feature two brand-new windows, is the perfect spot for casual meals, while the formal dining room provides an elegant space for entertaining.

The living room is anchored by a wood-burning, brick fireplace and enhanced with built-in shelving, and easy access to the beautiful backyard. A versatile front flex room adds even more charm, making it a cozy home office or a serene reading retreat.

Upstairs, the private primary suite offers a double closet, an ensuite with a jetted tub, separate shower, and generous storage. The fully finished basement expands the living space with a large rec room, family room, and a bar, creating endless possibilities for entertaining.

Outside, the private backyard is ready for



summer enjoymentâ€”whether youâ€™re hosting barbecues, tending a garden, or simply relaxing in your own haven. Recent upgrades include a newer furnace and water tank, brand new roof, fresh exterior paint, custom blinds (including plantation shutters), and many improvements you must see in person.

Located just steps from parks, schools, Douglasdale Golf Course, shopping, and major roadways like Deerfoot Trailâ€”plus the scenic Bow River pathways and Fish Creek Parkâ€”this home combines comfort, lifestyle, and convenience in one of Calgaryâ€™s most desirable communities.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249029    |
| Price          | \$859,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,060       |
| Acres          | 0.14        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

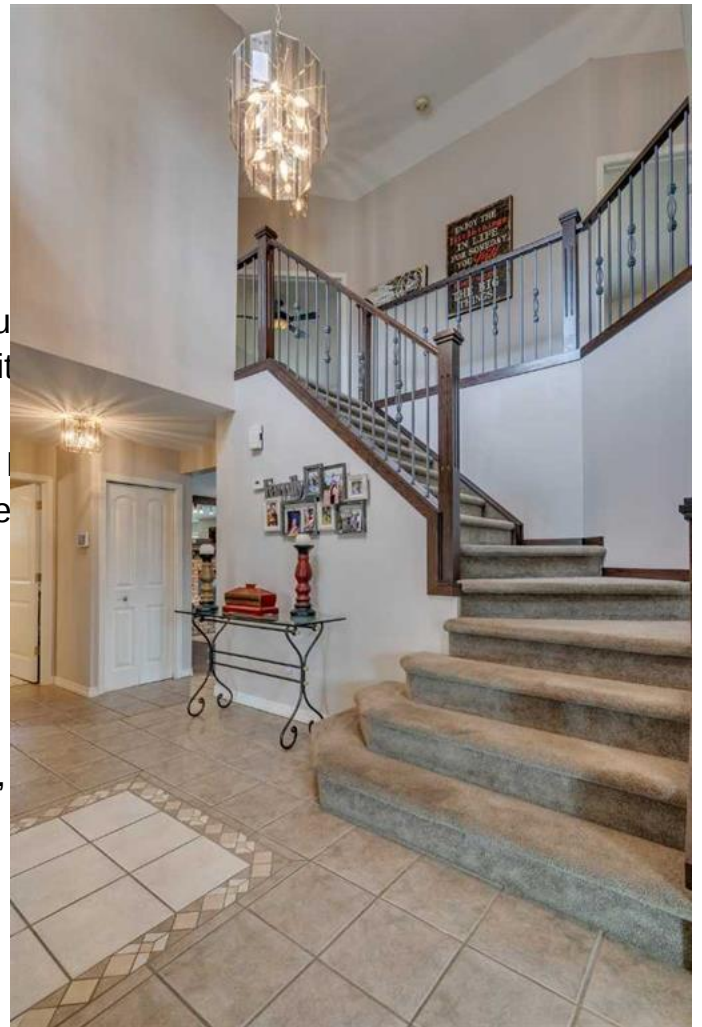
|             |                              |
|-------------|------------------------------|
| Address     | 2108 Douglasbank Crescent Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 2C3                      |

## Amenities

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

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Counters, High Ceilings, Kitchen Dry Bar, Jetted Tub |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 2                                                                                      |
| Fireplaces        | Living Room, Wood Burning, Gas                                                         |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |



## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Dog Run          |
| Lot Description   | Back Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 59                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp 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.