

# \$874,900 - 127 Douglasbank Court Se, Calgary

MLS® #A2254677

**\$874,900**

3 Bedroom, 4.00 Bathroom, 2,159 sqft

Residential on 0.18 Acres

Douglasdale/Glen, Calgary, Alberta

A rare opportunity to own a beautiful home backing directly onto the Bow River with a private west facing backyard. It features a unique oversized heated garage that has plenty of room for multiple vehicles and work space. The house is immaculate and move in ready with all 3 levels fully finished. The main level features oak hardwood flooring and a family friendly floor plan. Generous sized kitchen with granite countertops and eating area with a view looking out at the greenspace. Enjoy entertaining in the living room with a vaulted ceiling and an elegant dining room. Upstairs you will enjoy a large primary bedroom with a walk-in closet and an ensuite featuring a separate bathtub and shower plus double sinks. There are 2 additional bedrooms that are perfect for kids or guests. A second full bathroom and extra large linen closet with ample storage space complete the upper level. The basement is fully finished with a large open rec room, pool table area, office, full bathroom and plenty of storage. The yard is fully landscaped with a nice deck overlooking the peaceful river valley. The finished oversized attached heated garage will keep your vehicles warm in winter, has hot and cold water and will provide extra storage. Roof, furnace and air conditioner all replaced in last 3 years. Various pathways & parks are easily accessible right from your front door!

Built in 1990



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2254677       |
| Price          | \$874,900      |
| Bedrooms       | 3              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,159          |
| Acres          | 0.18           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 127 Douglasbank Court Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 2C3                  |

## Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                         |
| Parking        | Tandem, Additional Parking, Heated Garage, Oversized, See Remarks, Triple Garage Attached |
| # of Garages   | 3                                                                                         |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Storage, Walk-In Closet(s), Vaulted Ceiling(s)                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven |
| Heating           | Forced Air                                                                                          |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas                                                                                                 |
| Has Basement      | Yes                                                                                                 |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 5th, 2025  
Days on Market        56  
Zoning                    R-CG

**Listing Details**

Listing Office            TREC The Real Estate Company

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