

# \$489,500 - 6 Douglasbank Gardens Se, Calgary

MLS® #A2231478

**\$489,500**

3 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Enjoy a low maintenance lifestyle in this villa-style bungalow located in the well-managed adult (18+) community of Village on the Green in Douglasdale. This beautifully maintained home offers over 2,280 sq ft of total living space, including a finished basement. Additional highlights include central air conditioning, a central vacuum system and a single attached garage with additional driveway parking. Inside, the spacious living room features a brick fireplace and French doors flanked by windows that open to the private deck, encouraging a seamless indoor/outdoor lifestyle and cozy winter nights relaxing in front of the fire. The living and dining areas flow together, ideal for easy entertaining. The kitchen has been updated with granite countertops, classic grey cabinetry, white tile backsplash and includes a charming bayed breakfast nook perfect for morning coffees and casual gatherings. A true owner's sanctuary, the primary bedroom includes an updated 3-piece ensuite with granite counters and an oversized tiled shower. A second bedroom, a powder room and convenient main floor laundry complete this level. Hardwood floors in the kitchen, nook, and second bedroom enhance both style and durability. The fully finished lower level offers a large recreation room with flexible space for media, games, fitness or hobbies, plus a third bedroom and a 4-piece bathroom—ideal for hosting guests or creating a private retreat. All poly-b plumbing



has been replaced for peace of mind. The rear deck looks out to mature evergreens and a shared green space, offering a sense of privacy and calm. The location is ideal for an active lifestyle with easy access to the Bow River pathway system, Fish Creek Park, transit, shopping, and Douglasdale Golf Course. Whether youâ€™re downsizing or seeking a lock-and-leave home base, this beautifully cared-for villa delivers comfort, convenience and community!

Built in 1988

**Essential Information**

MLS® #	A2231478
Price	\$489,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	6 Douglasbank Gardens Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2C9

**Amenities**

Amenities	Snow Removal
Parking Spaces	2

Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Granite Counters, See Remarks, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	52
Zoning	M-CG d44

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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