

\$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

OPEN HOUSE THIS SAT AUG 23 AND SUN AUG 24 FROM 1 - 4 PM!!!! 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 - making it a very RARE FIND! Well-maintained while retaining much of its original character, recent updates include BRAND NEW CENTRAL A/C (a \$9,245 value installed Sept 2024 - comes with 10 year warranty!!), RECENT COMPLETE REMOVAL OF POLY-B PLUMBING (an \$11,500 value!!!), newer garage door and ROOF (under 10 years), updated front door (under 5 years), and replacement of the front bay windows. While some areas show their age (which is reflected in the pricing), the home has clearly been looked after, giving buyers confidence there aren't hidden issues from poor renos or past damage.

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 - 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 – 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! Homes in the Douglasbank pocket of Douglasdale are in high demand – over the past year, ONLY ONE HOME HAS SOLD FOR 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 – this is a chance to secure a home you’ll 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, Secured, Side By Side
# 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	Family Room, Mantle, Wood Burning, Brick Facing, Gas Starter, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped,

	Lawn, Level, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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