

# \$1,149,900 - 2131 Douglasbank Crescent Se, Calgary

MLS® #A2227825

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,154 sqft

Residential on 0.17 Acres

Douglasdale/Glen, Calgary, Alberta

Location, Location, Location! Backing directly onto Fish Creek Park, this beautifully renovated home offers an incredible lifestyle with direct access to the pathway system on a corner lot spanning over 7,300 sq. ft. The main floor has been opened, beamed, and professionally renovated by “REBORN Renovations” and features a chef’s kitchen with a massive island, premium appliances, quartz counters, site-finished hardwood floors, and pot lights with sunny south-facing views. The family room with a gas fireplace overlooks the large rear deck, and the versatile front living room can easily serve as a den or a formal dining area. Upstairs offers three spacious bedrooms, including an expansive primary suite with spectacular park views. The tastefully finished lower level features a fourth bedroom, a spacious recreation area, a full bath, a storage room. The backyard is an oasis with mature trees, perennials, a patio for a fire pit and a large composite deck. Poly-B pipes have been replaced. This is an unbeatable location in family-friendly Douglasdale” close to schools, golf, shopping, major roadways, and offering direct access to Fish Creek Park for pathway and river enthusiasts!

Built in 1990

## Essential Information

MLS® #

A2227825



|                |             |
|----------------|-------------|
| Price          | \$1,149,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,154       |
| Acres          | 0.17        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2131 Douglasbank Crescent Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z2C2                       |

### Amenities

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

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings                                     |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Mantle                                                                                                             |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Many Trees, Private, Treed |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Concrete, Stucco, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 14             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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