\$649,900 - 305 Douglasbank Court Se, Calgary

MLS® #A2248148

\$649,900

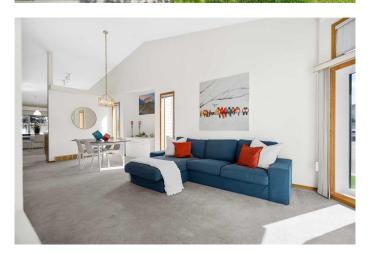
4 Bedroom, 3.00 Bathroom, 1,829 sqft Residential on 0.15 Acres

Douglasdale/Glen, Calgary, Alberta

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 â€" 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. Should you choose to update, the property may be eligible for programs such as the Canada Greener Homes Loan (subject to EnerGuide evaluation) â€" offering up to \$40,000 in interest-free financing for energy-efficient upgrades. 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 â€" 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 â€" 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 at this price! Homes in the Douglasbank pocket of Douglasdale are in high demandâ€"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 â€" 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, Side By Side, Secured

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 Brick Facing, Family Room, Gas Starter, Glass Doors, Mantle, Wood

Burning

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 16

Zoning R-CG

Listing Details

Listing Office CIR Realty

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