

# \$750,000 - 179 Douglasbank Drive Se, Calgary

MLS® #A2251486

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,895 sqft

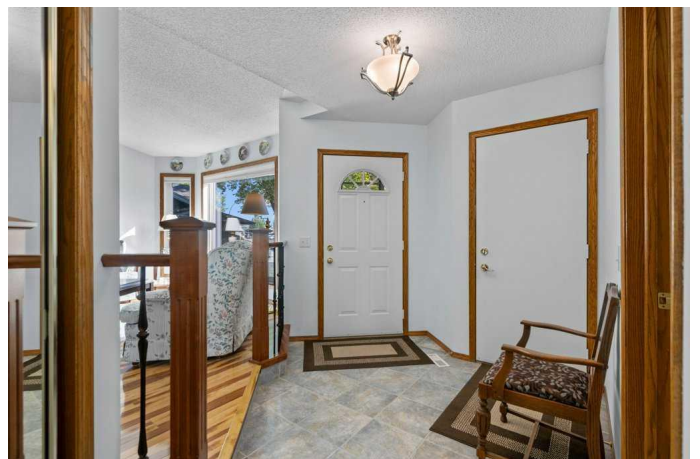
Residential on 0.17 Acres

Douglasdale/Glen, Calgary, Alberta

Golfers!! Fishermen!! Trail Walkers!! Bird Watchers!! We have the location for you! A very nice One owner 2 Story Split backing into the Bow River Escarpment. Very mature setting and a very short walk over to the Tee Box - Driving Range, right out your back door. A traditional 2St/Split of the 1990 era where you have the Living Room and Family room with the bonus Den/Bedroom on the main floor. Along with the Dining Room and Kitchen with eating area looking out back into the massive yard that you don't get in today's housing. Large deck off the Kitchen with an awning. Upstairs you have the three bedrooms; a nice size Master looking towards the river valley and a large walk in Closet. Finished off with a 3 piece ensuite. Bathrooms have been updated. Over the years the owners have done other updates as well, including Kitchen Cabinets and Family room Built in Shelving. Dining Room Hutch. Living room and Kitchen tiger wood laminate Flooring. All "newer Windows" and Pex has replaced the Poly"B". Other maintenance items replaced were eavestroughs, garage door and furnace to a High Efficient. The basement has been developed into a large Recreation area, a full height basement throughout. So call your favorite Realtor and book a showing today!

Built in 1990

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2251486       |
| Price          | \$750,000      |
| Bedrooms       | 3              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,895          |
| Acres          | 0.17           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 179 Douglasbank Drive Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 1X7                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |
| Waterfront     | River Access                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator                 |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Family Room, Gas, Brick Facing                                                                                                        |
| Has Basement      | Yes                                                                                                                                   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Awning(s)                                    |
| Lot Description   | Backs on to Park/Green Space, Pie Shaped Lot |
| Roof              | Asphalt                                      |
| Construction      | Brick, Vinyl Siding                          |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 8                   |
| Zoning         | R-CG                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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