\$684,900 - 305 Douglasbank Court Se, Calgary

MLS® #A2244720

\$684,900

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

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE THIS SAT AUGUST 2 from 11-4 pm and SUN AUGUST 3 from 2-5 pm!!! This well-maintained 4 bed, 2.5 bath two storey home with a double attached garage offers nearly 2,400 sq ft of total living space on a beautifully landscaped corner lot, just steps from Douglasbank Park and the scenic trails of FISH CREEK PARK. Recent updates include central AIR CONDITIONING and the COMPLETE REMOVAL OF POLY-B plumbing. Garage door and roof are under 10 years old and front door is under 5 years old.

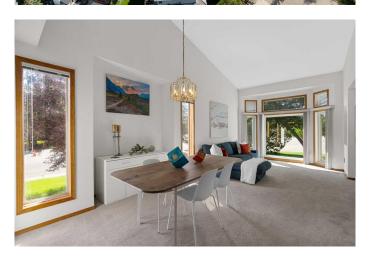
Inside, the living room welcomes you with a soaring VAULTED CEILING and large windows, connecting seamlessly to the dining area â€" a layout that works equally well for day-to-day living or hosting guests. The kitchen is bright and practical, offering generous counter space, classic wood cabinetry, and STAINLESS STEEL appliances. A built-in bench in the adjacent breakfast nook adds character and extra seating â€" a great spot for casual meals or quiet evenings.

Just a few steps down, the spacious den features a classic brick fireplace with a mantle and access to the backyard patio. Also on the MAIN FLOOR: a flexible BEDROOM, two-piece bath, and a laundry area for added convenience.

Upstairs, the vaulted primary suite includes a







bay window, WALK-IN CLOSET, and 4-piece ensuite with accessible handrails. One of the additional bedrooms features a unique elevated nook â€" ideal as a play space or cozy reading corner.

The finished basement expands your living space with a large rec room, a dedicated workshop, and a substantial crawl space offering excellent storage.

Within walking distance to schools, shopping, the Bow River pathway, and Douglasdale Golf Course â€" with quick access to major routes like Deerfoot Trail, this is a well-rounded opportunity in a mature and sought-after southeast Calgary community.

Built in 1990

Essential Information

MLS® # A2244720 Price \$684,900

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 Brick Facing, Family Room, Mantle, Wood Burning, Glass Doors

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level,

Street Lighting, Treed, Irregular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office CIR Realty

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