

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

MLS® #A2244720

\$684,900

4 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.15 Acres

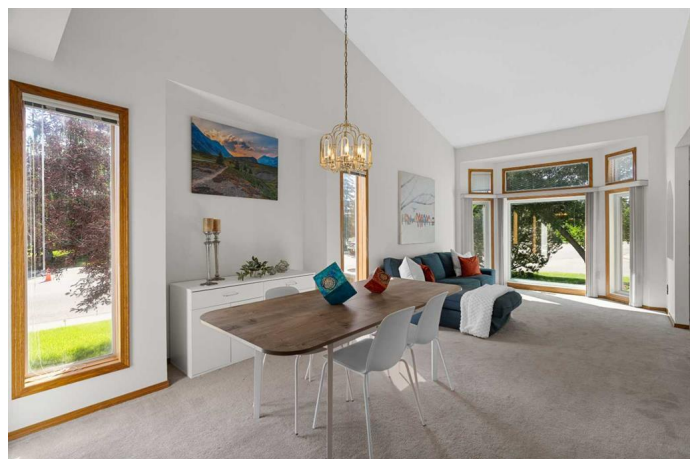
Douglasdale/Glen, Calgary, Alberta

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 – 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 – 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 – 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 – 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	4 Level Split
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, Glass Doors, 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	July 31st, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.