

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

MLS® #A2244720

**\$684,900**

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

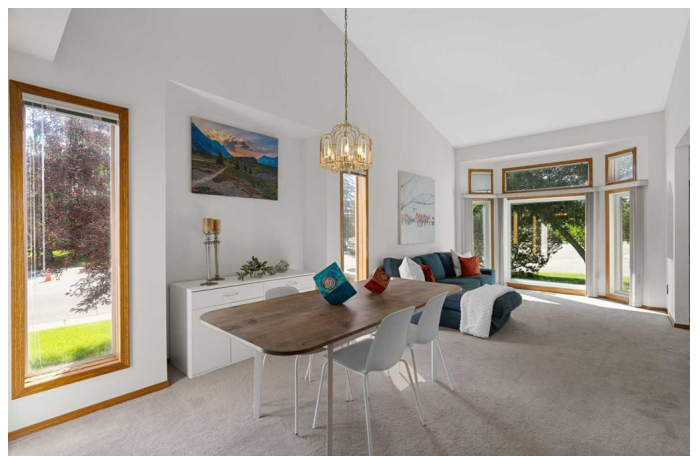
Douglasdale/Glen, Calgary, Alberta

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	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 2  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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