

\$469,900 - 20 Douglasbank Gardens Se, Calgary

MLS® #A2089536

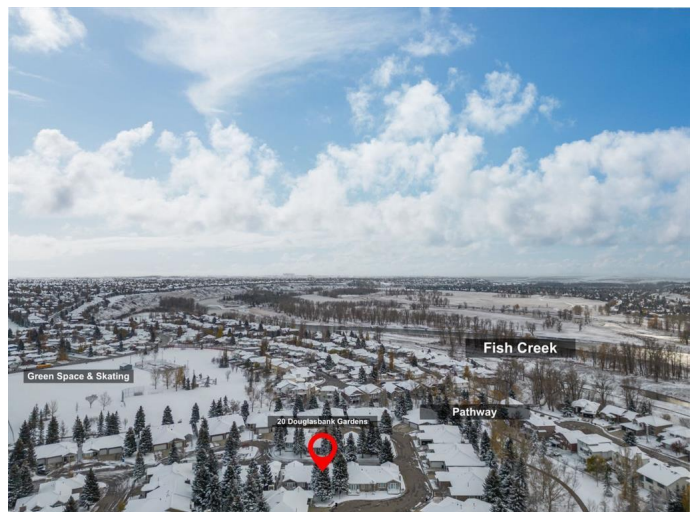
\$469,900

3 Bedroom, 2.00 Bathroom, 1,219 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to Douglasbank Gardens (Village on the Green) & to arguably one of the most desirable villa developments in south Calgary. This is a very quiet cul-de-sac that offer owners a direct access path to the Bow River Pathway system & Fish Creek Park. This is an adult only complex (18+) with mostly mature owners who have lived here a long time. This home is well located in the development in a quiet spot within a short walking distance of the visitor parking. Still owned by the original owner, this home is ready for the next owners to update & make it theirs. Offering nearly 2300 square feet of space up/down, this home is great opportunity to establish one level living with the flexibility of having extra space in the basement for visitors, an entertainment area, home gym, home office and more. Enter the home from your attached double garage. Youâ€™ll love how bright this level is. There is a large primary bedroom + den. The den could be converted to a second bedroom space should you require it on the main level. Functional kitchen + eat-in space, & spacious formal dining room and living room with fireplace. The laundry is located on the upper level which is super convenient. Walk out your living area on to your spacious deck. The primary bedroom features a large ensuite space & extended walk-in closet space. The basement is fully developed with a recreation area, full bathroom, flex room & large storage area. Note all Poly-B plumbing has been removed in the home. What a location! Easy



access into Fish Creek, adjacent to a large green space with skating rink, & right across the street from Douglasdale Golf Course. Super quiet in here yet really easy access to major roadways to get you on your way. What an opportunity to make this home your own in this very desirable location!

Built in 1988

Essential Information

MLS® #	A2089536
Price	\$469,900
Sold Price	\$497,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	20 Douglasbank Gardens Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2C9

Amenities

Amenities	Park, Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Log, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 9th, 2023
Days on Market	13
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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