

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

MLS® #A2251486

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,895 sqft

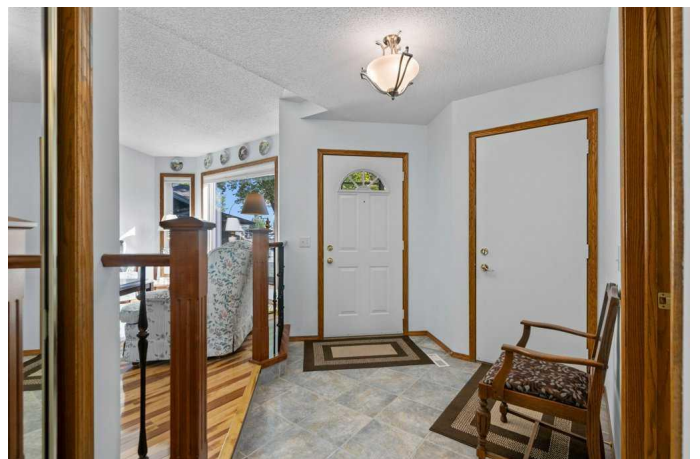
Residential on 0.17 Acres

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	2
Zoning	R-CG

## Listing Details

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

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