

# \$699,900 - 13 Douglasbank Gardens Se, Calgary

MLS® #A2206858

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,573 sqft  
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Open House Saturday April 5, 2025 from 2-4:00 PM. Love an active lifestyle? This beautifully updated Villa is just a few minutes walk to the Bow River pathways, Fish Creek Park and equally close to the Golf Course, Restaurants and Shopping. If you like to golf, cycle, take walks or go Fly Fishing along the Bow River, then 13 Douglasbank Gardens is for you!! "Village on the Green" is a premier ADULT-ONLY (18+) complex. This well maintained complex has been recently renovated with New Roof, Siding and Eavestrough. No more shovelling the driveway or cutting the grass, so you'll have lots more time for what you really enjoy! Thinking of travelling more? This is a perfect 'LOCK-AND'-LEAVE' property!

From the moment you walk in, pride of ownership is evident. This home features over 2620 Sq/Ft of living space, gorgeous hardwood floors, abundant natural light and high-end finishes throughout. The renovated kitchen is highly upgraded with upper cabinets to the ceiling, bead-board and tile backsplash, plus glass display cabinets. Crown moulding above the cabinets and under cabinet lighting below adds extra ambiance. The timeless white cabinetry with dark granite counters for a sophisticated look. The dining room has vaulted ceilings and is open to the upper level and overlooks the third level as well. Hardwood stairs and white railings lead to the spacious living room with upgraded gas



fireplace with French doors opening to a private deck with a tranquil park-like setting. Now to the spacious primary bedroom and Spa like ensuite bathroom with granite counters, deep soaker tub and walk-in shower. The main level offers a second bedroom and renovated full bath with a beautiful glass shower enclosure! Laundry is also on the main level boasting built-in cabinets and pantry with pull out drawers. Head down to the third level family room with another beautiful upgraded gas fireplace and 3rd bedroom with full 4 pc bathroom. The 4th level is also finished and perfect for large home office or craft room! When entertaining a larger group, all your guests will feel they are together because of the openness of this floor plan. And don't forget about the oversized double garage with new epoxy floor coating and large window for natural light.

Most recent improvements include: New Windows and Doors, Kitchen Renovation and appliances, high efficiency Furnace upgrade, New A/C condensing unit, water heater, water softener, Replaced all poly-b water lines with Pex, Upgraded R50 attic insulation, composite decking and aluminum railings. Don't miss out. Call today to view this beautiful Villa!!

Built in 1988

### **Essential Information**

MLS® #	A2206858
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,573
Acres	0.00
Year Built	1988
Type	Residential

Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### **Community Information**

Address	13 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, Garage Door Opener, Oversized
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting, Playground
Lot Description	Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	8
Zoning	M-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.