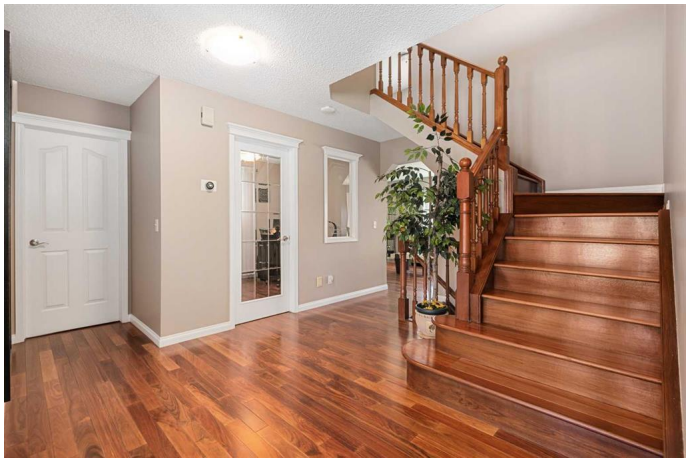
# $1,100,000 - 2207 Douglasbank Crescent Se, Calgary

MLS® #A2208024

**$1,100,000**
6 Bedroom, 4.00 Bathroom, 2,447 sqft
Residential on 0.19 Acres

Douglasdale/Glen, Calgary, Alberta



Rarely do opportunities like this arise! Backing directly onto  Fish Creek Park, this meticulously maintained six bedroom home offers an unparalleled lifestyle. Enjoy direct park access and  tons  of upgrades, including a new kitchen (2015),  triple pane windows on the main and upper floor, upper floor A/C, updated hot water tank, water softener and deck with glass railing. Inside, Brazilian Cherry hardwood floors flow throughout the first and second levels. Nine foot ceilings on the main and upper floor add to the airy feel. The two-storey foyer leads to a large formal living room and dining room. The  formal dining room seats a crowd, while a main floor office and mudroom (complete with front-loading washer/dryer) provide practicality. Relax in the family room, boasting large windows overlooking the park and a cozy gas fireplace with a stone surround. A good sized kitchen nook overlooks the green space and is perfect for morning coffee. The new kitchen features Jenn Air stainless steel appliances, including a wall oven, microwave, dishwasher, and a new Kitchen Aid cooktop. There are tons of cabinets, a corner pantry and counter space. Upstairs, find four bedrooms, including a beautifully renovated  main 4-piece bath. The expansive primary suite overlooks Fish Creek Park and offers a large walk-in closet and a luxurious 5-piece ensuite with a stand-alone shower, a soaker tub, and dual sinks. The kids will love the 3 other upper bedrooms. These bedrooms are large with good closet space.

The walk-out basement is perfect for multi-generational families with a small, illegal suite , two additional large bedrooms and a 4 piece bath. In floor heat keeps this level cozy and warm. There are so many lovely spaces to enjoy the outdoors in this home. Newly refurbished with a fibreglass membrane and glass railings, the South facing deck over looks the back yard and Fish Creek Park. There is a patio space on the walk out level and patio by the front entry. The property is landscaped with shrub and trees. Located in the family-friendly community of Douglasdale, this spectacular property won't last long!

Built in 1992

## Essential Information

| | |
|---|---|
| MLS® # | A2208024 |
| Price | $1,100,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,447 |
| Acres | 0.19 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 2207 Douglasbank Crescent Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2J4 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Vinyl Windows, Track Lighting |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Partial |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

## Exterior

| | |
|---|---|
| Exterior Features | BBQ gas line, Private Yard, Storage |
| Lot Description | Backs on to Park/Green Space, Few Trees, Landscaped, Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | April 5th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

## Listing Details

| | |
|---|---|
| Listing Office | Royal LePage Mission Real Estate |

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