

\$695,000 - 2252 Douglasbank Crescent Se, Calgary

MLS® #A2213252

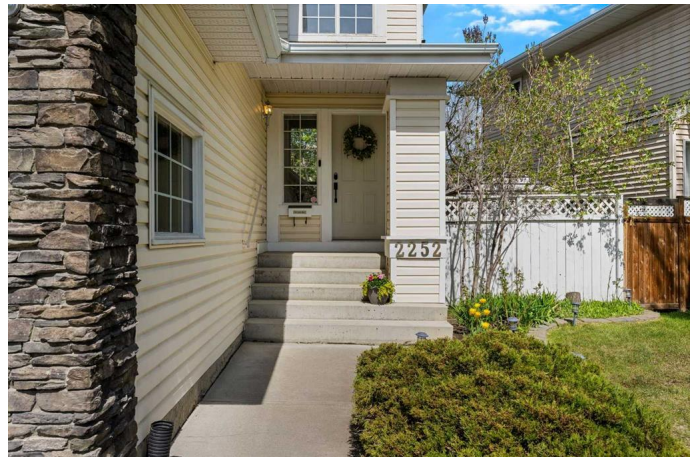
\$695,000

4 Bedroom, 4.00 Bathroom, 1,686 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

4 BEDROOMS | 3 1/2 BATHROOMS |
2-STOREY | 2,517 SQFT OF LIVING SPACE
Welcome to your charming family retreat in the heart of Douglasdale Estates! This warm and inviting home offers the perfect blend of comfort and functionality for modern family living. Step inside and be greeted by the seamless flow of the open-concept kitchen, the true heart of this home. Imagine effortless interaction with loved ones as you prepare meals and create lasting memories in this bright and welcoming space. The adjacent open-to-ceiling living area is a showstopper, bathed in natural light and offering a sense of spaciousness and grandeur. Picture cozy evenings spent together, with the soaring ceiling amplifying the feeling of togetherness – the perfect backdrop for family moments. This delightful home features comfortable bedrooms and well-appointed bathrooms, providing private retreats for everyone. Outside, the private backyard offers a wonderful space for children to play and for the whole family to enjoy outdoor living. Living in Douglasdale Estates means embracing a family-friendly community with parks, pathways, and easy access to schools and amenities. This isn't just a house; it's a place where your family can truly feel at home. Come and experience the warmth and charm for yourself. The backyard has a choke cherry tree, crab-apple tree, 4 Swedish Aspen & 2 small Saskatoon berry trees. Steps away from Douglasdale Park, Fish Creek Park, the river,



pathways, playgrounds, golf course and close to amenities like YMCA, library and shopping via easy access to Deerfoot highway. Completely renovated Kitchen and Laundry Room (2023) featuring brand new, high-end Samsung appliances including a Refrigerator, Induction Stove, Microwave, as well as a Washer and Dryer. New flooring and baseboards, along with updated door frames (2021), enhance the home's fresh and modern aesthetic. A new hot water tank (2020) provides reliable hot water for the whole family. Enjoy the added benefits of a water softener and Reverse Osmosis (RO) water filtration system (iSpring) installed in 2023, ensuring high-quality water throughout the home. Don't miss outâ€”schedule your showing today!

Built in 1993

Essential Information

MLS® #	A2213252
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,686
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2252 Douglasbank Crescent Se
Subdivision	Douglasdale/Glen
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 2J5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level, Treed, Garden
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Town Residential
----------------	------------------

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.