311 Douglasbank Green SE

Calgary | Active | MLS® A2327922

$724,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1990**	**2,071.79 sq. ft.**

Your next move starts with a conversation.

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Listed by TREC The Real Estate Company

A closer look

Beautifully maintained 2-storey home, tucked into a quiet, friendly cul-de-sac in Douglasdale. This home has all the big-ticket updates done: Poly-B removed (2019), all windows replaced (2019/2020), roof shingles (2019), central air (2024), 2 new basement egress windows (2025), new hardwood (2018/2019), furnace approx 13 years old. A Handy Laundry Chute on the top floor & main floor, sends your laundry right to the basement. Peace of mind for years to come. Inside, enjoy rich hardwood floors, a bright refreshed kitchen, cozy family room with gas fireplace, and a sunny loft upstairs. The king-sized primary suite features a large walk-in closet and heated-floor. The finished basement offers a rec room with gas fireplace, wet bar, 3-pc bathroom with heated floors, a bedroom with a new egress window, plus a versatile workroom with new egress window. The backyard is a private retreat with a new Dura Deck in 2025, step-down patio, mature trees, perennial gardens, gazebo, and a tranquil fishpond with fountain and waterfall. An underground irrigation system helps keep the lush lawn and beautiful gardens looking their best throughout the season. Douglasdale is loved for its mature landscaping, Bow River pathways, nearby schools, parks, playgrounds, sports fields, and easy access to Seton, South Health Campus, and both YMCA facilities. A warm, welcoming street where neighbors look out for one another. Move in ready! Book your showing today! Seller prefers a longer closing but will consider an earlier date.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327922
Bedrooms	4
Bathrooms	4
Year Built	1990
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,071.79 sq. ft.
Main Level Finished Area:	1,091.12 sq. ft.
Below Grade Finished Area:	973.8 sq. ft.
Acreage:	No
Lot Area:	5,468 sq. ft.
Lot Frontage:	22'4"
Front Exposure:	Southeast
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1990 (Age: 36)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8911886
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas, Glass Doors, Insert
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southeast
Community:	Douglasdale/Glen
Appliances:	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener
Inclusions:	NA
Restrictions:	None Known
Main Floor	Den · 5'10" × 5'7" ·
Main Floor	Dining Room · 15'9" × 7'10" ·
Main Floor	Family Room · 21'2" × 13'2" ·
Main Floor	Kitchen · 16'11" × 15'4" ·
Main Floor	Living Room · 14'10" × 12'2" ·
Upper Level	Bedroom - Primary · 17'3" × 12'2" ·
Upper Level	Bedroom · 11'2" × 10' ·
Upper Level	Bedroom · 13'7" × 10'1" ·
Upper Level	Library · 14'6" × 9'5" ·
Basement	Bedroom · 13'8" × 9'8" ·

Basement	Family Room · 26'11" × 18' ·
Basement	Laundry · 17'2" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Wet Bar, Bar, Built-in Features, Jetted Tub, Quartz Counters, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-douglasbank-green-se-calgary-a2327922/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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