

# \$659,700 - 37 Douglasbank Rise Se, Calgary

MLS® #A2264145

**\$659,700**

4 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE Sun 02 Nove 12-2. Price REDUCTION. Have a look at this newly refreshed 4 bedroom, 4 bathroom exquisite home with spacious double attached garage in distinguished Douglasdale -- near all services including schools, golf course, and shopping. Sitting in a quiet location with fast access to transportation corridors like the Deerfoot Freeway, this perfect home with a 17-foot high foyer leads to a large and bright living room with a west-facing window on one side, and a bright hallway opening to other living areas: first the flex area, then on each side of the dining room is the kitchen and family room with a woodburning fireplace with log-lighter. FYI. EACH room has hardwood flooring and mostly newer triple-paned windows throughout. Upstairs are 3 spacious bedrooms and 2 bathrooms including an impeccably renovated ensuite. The fully-finished basement features the 4th bedroom, another full bathroom, and a vast entertainment area with built-in cabinetry. The large deck at the back broadcasts to a fully-fenced equally large backyard. Youâ€™ve got to compare this 2700 sq ft beauty to other higher-priced, tawdry abodes to see why you want to buy this gem at 37 Douglasbank Rise right away.

Built in 1989

## Essential Information

MLS® #

A2264145



|                |             |
|----------------|-------------|
| Price          | \$659,700   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,832       |
| Acres          | 0.12        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 37 Douglasbank Rise Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 2C5                |

### Amenities

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

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Brick Facing, Family Room, Gas, Mantle, Raised Hearth, Wood Burning, Gas Starter                                   |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Basketball Court, Rain Gutters                                       |
| Lot Description   | Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Shake                                                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 26                 |
| Zoning         | R-CG               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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