

\$724,000 - 161 Douglasbank Way Se, Calgary

MLS® #A2262637

\$724,000

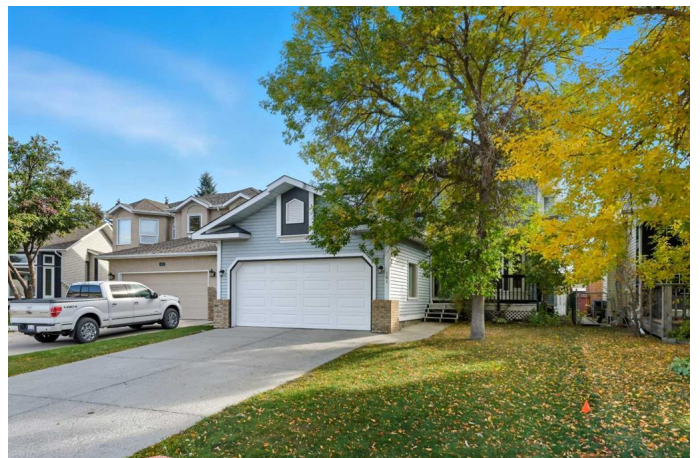
4 Bedroom, 4.00 Bathroom, 1,844 sqft
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Open house on Saturday, October 11, 12-4pm Welcome to 161 Douglasbank Way SE, a beautifully updated family home tucked away on a quiet, tree-lined street in the heart of Douglasdale. With over 2,700 square feet of developed living space and a sunny south east-facing backyard, this warm and inviting property offers the perfect balance of comfort, functionality, and timeless style.

The main floor welcomes you with a vaulted foyer and rich hardwood floors that flow throughout the open and thoughtfully designed layout. A front flex room provides an ideal space for a home office or reading nook, while the formal dining room is perfect for family dinners and special occasions. The spacious kitchen features granite countertops, stainless steel appliances, and plenty of cabinet and prep space, opening to a bright breakfast nook that overlooks the backyard. Adjacent to the kitchen, the family room offers a cozy retreat with a wood-burning fireplace framed by a rustic barnwood feature wall, creating a warm and welcoming atmosphere for relaxing or entertaining. A two-piece bathroom and a convenient laundry room complete the main level.

Upstairs, the primary bedroom feels like a private retreat with a walk-through closet featuring custom organizers and a modern three-piece ensuite with a glass shower. Two additional bedrooms and a four-piece



bathroom with a jetted tub provide ample space for family or guests.

The fully developed basement adds exceptional versatility with a large recreation area, wet bar, fourth bedroom, beautifully updated three-piece bathroom, and a bonus flex area perfect for a home gym, playroom, or hobby space.

Step outside to your south east-facing backyard, complete with a spacious deck (2020), privacy walls, and a peaceful setting ideal for summer gatherings or quiet evenings. The double attached garage adds everyday convenience, while thoughtful upgrades throughout the home ensure peace of mind for years to come.

Notable updates include a new roof (2019), new furnace (2020), new deck (2020), updated eavestroughs and downspouts, upgraded light fixtures, keyless smart lock, and new upstairs windows.

Perfectly located near schools, parks, golf, river pathways, and shopping, this home offers the best of community living with easy access to major roadways and all the amenities Calgary’s southeast has to offer.

Warm, welcoming, and move-in ready”161 Douglasbank Way SE combines thoughtful updates, classic design, and everyday comfort in one of Calgary’s most desirable family neighbourhoods.

Built in 1989

Essential Information

MLS® #	A2262637
Price	\$724,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	161 Douglasbank Way Se
Community	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1V7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Yard, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.