



GRASSROOTS

REALTY GROUP

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**9 Douglasbank Gardens SE
Calgary, Alberta**

MLS # A2297877



\$594,900

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,512 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 602
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: N/A

Beautifully maintained and thoughtfully updated bungalow villa offering 3 bedrooms plus den/office and 3 full bathrooms in a prime Douglasdale location, just steps to the Bow River pathway system and golf, with Fish Creek Park, shopping, and dining only a short drive away. Located in the highly sought-after adult-only (18+) complex "Village on the Green," this home stands out as one of the larger units in the entire complex, offering over 1,500 sq ft above grade with a functional, well-designed layout that is hard to find. Southwest exposure fills the home with natural light, enhancing the warmth and livability throughout the main living spaces. The main floor features three bedrooms, offering excellent flexibility for homeowners who may desire a dedicated office or den without sacrificing bedroom space, something many units in the complex simply cannot offer. The spacious living and dining areas flow seamlessly, while the kitchen is ideally positioned for both everyday living and entertaining. Main floor laundry adds to the convenience of true single-level living. Pride of ownership is evident throughout. The fully developed basement expands the home significantly, featuring a massive recreation space, an additional bedroom, full bathroom, and extensive storage, ideal for guests, extended family, hobbies, or a private retreat. Key upgrades include attic insulation, Poly-B replacement, furnace motor, and garage door, providing added confidence and long-term value. Enjoy a quiet, well-managed complex with recent exterior updates including roof, siding, and eavestroughs. Condo fees include exterior maintenance, allowing for a true lock-and-leave lifestyle with no shovelling or lawn care, a rare opportunity for those looking to downsize without sacrificing space or functionality. Complete with a 23-foot wide oversized double attached garage, and quick

access to major routes, this home offers a rare combination of space, functionality, and location.