



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

161 Douglasbank Way SE
Calgary, Alberta

MLS # A2334341



\$665,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed,		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Wall Mounted Bathroom Mirrors

WOW! Welcome to 161 Douglasbank Way SE, an immaculate family home on a quiet, tree-lined street in the desirable community of Douglasdale, SE Calgary. Boasting over 2,700 sq. ft. of fully developed living space and a sunny east-facing backyard, this home provides the perfect balance of comfort, space, and functionality. The bright main floor features a soaring vaulted entryway, a flexible front family room or home office/den, formal dining room, a spacious Chef-inspired kitchen (with granite countertops and stainless steel appliances), a breakfast nook overlooking the backyard, and an adjoining living room with an inviting wood-burning fireplace (with gas assist). A laundry room/powder room complete the main level. Upstairs, the primary bedroom includes a walk-through closet and an updated 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom with a jetted tub provide plenty of space for family or guests. The fully finished basement offers even more living space with a recreation room, theatre room, wet bar/kitchenette, fourth bedroom, updated 3-piece bathroom, and storage. Step outside to enjoy the private east-facing backyard that hosts a large deck with louvered privacy walls/shutters, sunken concrete patio space, and mature landscaping—perfect for relaxing or entertaining. Recent updates here include asphalt roof shingles (2019), furnace (2020), deck (2020), upstairs vinyl windows, eavestroughs/downspouts, lighting, plumbing fixtures, and a keyless smart lock system. Located close to schools, parks, golf courses, shopping, and river pathways with easy access to major roadways, this move-in ready home is an excellent opportunity in one of Calgary's most established family communities. Don't miss out on this rare opportunity, call now!

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