



**GRASSROOTS**  
REALTY GROUP

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## 6 Douglasbank Gardens SE Calgary, Alberta

**MLS # A2231478**



# \$499,000

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, See Remarks, Soaking Tub, Storage		

**Inclusions:** N/A

Enjoy a low maintenance lifestyle in this villa-style bungalow located in the well-managed adult (18+) community of Village on the Green in Douglasdale. This beautifully maintained home offers over 2,280 sq ft of total living space, including a finished basement. Additional highlights include central air conditioning, a central vacuum system and a single attached garage with additional driveway parking. Inside, the spacious living room features a brick fireplace and French doors flanked by windows that open to the private deck, encouraging a seamless indoor/outdoor lifestyle and cozy winter nights relaxing in front of the fire. The living and dining areas flow together, ideal for easy entertaining. The kitchen has been updated with granite countertops, classic grey cabinetry, white tile backsplash and includes a charming bayed breakfast nook perfect for morning coffees and casual gatherings. A true owner's sanctuary, the primary bedroom includes an updated 3-piece ensuite with granite counters and an oversized tiled shower. A second bedroom, a powder room and convenient main floor laundry complete this level. Hardwood floors in the kitchen, nook, and second bedroom enhance both style and durability. The fully finished lower level offers a large recreation room with flexible space for media, games, fitness or hobbies, plus a third bedroom and a 4-piece bathroom—ideal for hosting guests or creating a private retreat. All poly-b plumbing has been replaced for peace of mind. The rear deck looks out to mature evergreens and a shared green space, offering a sense of privacy and calm. The location is ideal for an active lifestyle with easy access to the Bow River pathway system, Fish Creek Park, transit, shopping, and Douglasdale Golf Course. Whether you're downsizing or seeking a lock-and-leave home base, this beautifully cared-for villa

delivers comfort, convenience and community!