



**9 Douglasbank Gardens SE  
Calgary, Alberta**

**MLS # A2297877**



**\$624,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** N/A

Beautifully maintained and thoughtfully updated bungalow villa offering 4 bedrooms 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.