

**213 Douglasbank Mews SE**  
**Calgary, Alberta**

**MLS # A2293689**



**\$799,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Tankless Hot Water

**Inclusions:** Storage bin in backyard

OPEN HOUSE SAT and SUN 12:00-2:00 All the Poly-B has been replaced. Welcome to this beautifully updated home in the desirable Douglasdale Estates, perfectly located just one block from Fish Creek Park and the Bow River. Thoughtfully renovated from top to bottom, this 3-bedroom bungalow blends modern comfort, efficiency, and timeless design. Bright and inviting, the interior features large windows, fresh paint, and high ceilings that create an airy sense of space. The renovated kitchen showcases granite countertops, stylish cabinetry, and an easy flow into the casual dining space and attached 4 season sunroom&mdash;ideal for entertaining family and friends. Updated bathrooms and tasteful finishes throughout add to the home&rsquo;s appeal. Every major system has been upgraded for efficiency and peace of mind: all Poly-B plumbing removed, new hydronic furnace and air conditioner, new hot water on demand, solar panels, and a new electrical panel. A brand-new triple-pane bay window enhances both comfort and curb appeal, while low utility costs make this home as practical as it is beautiful. The lower level is large and inviting with a natural light flooding in from the wall of south facing windows. The oversized attached double garage offers ample parking and storage, and the Gemstone outdoor lighting system adds a touch of year-round elegance. Underground automatic sprinkler system ensures all the fruit trees and perennials are healthy and beautiful. Enjoy easy access to pathways, parks, the community golf course, nearby shops and restaurants, and major highway connections. This is a bright, efficient, and wonderfully located home in one of Calgary&rsquo;s most established and scenic neighbourhoods.