

# \$549,999 - 616 Strathcona Drive Sw, Calgary

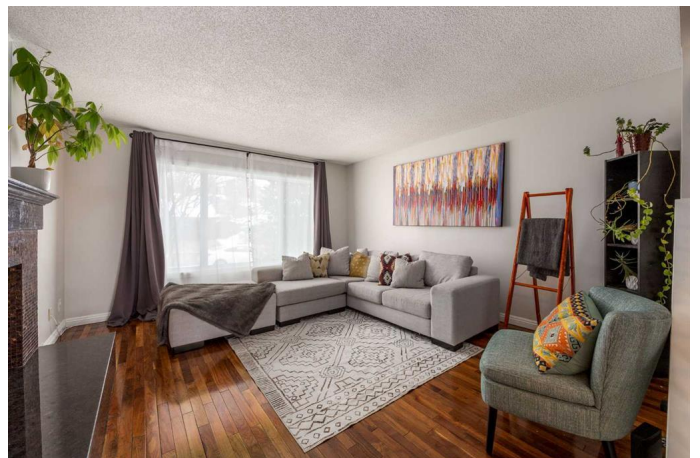
MLS® #A2207167

**\$549,999**

3 Bedroom, 2.00 Bathroom, 1,119 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Welcome to your future home in Strathcona Park, one of Calgary's most sought after communities! This 3 bedroom, 1.5 bathroom home with an oversized garage is in a neighborhood that truly has it all. The main level opens up to a powder room, and a living room with a wood burning fireplace, for cozy and relaxing evenings. The dining area and kitchen have large east-facing oversized windows and a sliding door (leading to the deck/backyard) that allows sunlight to pour in. The upper level has a master bedroom, two additional bedrooms and full bathroom. On the lower level, enjoy a family room, flex room with a large window, and lots of storage. The walk out basement opens up to the backyard (with an apple tree) for easy access to the detached garage. And let's talk upgrades, all new windows and sliding door (Nov 2022), a new roof (June 2022), updated bathrooms and a well-maintained high efficiency furnace (serviced annually). Top rated schools within walking distance (public & Catholic), endless playgrounds, and even a park right out front! Morning routines just got easier, and weekend adventures? They start the moment you step outside. Bike paths connect you straight to downtown, Off-leash dog parks for your furry family members, Bus stop out front + train station nearby, Superstore, Sobeys, Westside Recreation Centre & shopping just minutes away! Move-in ready with peace of mind! With easy access to Stoney, Bow Trail & Glenmore, and a community that offers both serenity and



convenience, this home is more than a place to live, it's the place where your family will thrive. Don't miss out on this PRIME location. Book a showing today and feel what it's like to call Strathcona Park home!

Built in 1980

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207167               |
| Price          | \$549,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,119                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 616 Strathcona Drive Sw |
| Subdivision | Strathcona Park         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1K4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, |

|                 |                                |
|-----------------|--------------------------------|
|                 | Washer/Dryer, Window Coverings |
| Heating         | Fireplace(s), Forced Air       |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Wood Burning                   |
| Has Basement    | Yes                            |
| Basement        | Finished, Full, Walk-Out       |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Storage  |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding, Wood Siding                        |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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