# \$660,000 - 64, 39 Strathlea Common Sw, Calgary

MLS® #A2209993

### \$660,000

3 Bedroom, 4.00 Bathroom, 2,049 sqft Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

#### STRATHCONA PARK TOWNHOUSE

featuring a rare opportunity to own a stunning home in the sought-after Strathcona Park, all at an incredible value! Wonderful 3 Bedrooms plus Den, 3 1/2 Bath, Two story End Unit Townhome with over 2900 sq.ft of beautifully developed living space, Double Attached Garage, and East facing Backyard having a afternoon shade, 9 Ft Ceilings welcome you into this open concept layout, showcasing a large Dining room, a Living room with cozy Stone Gas Fireplace. Adjacent kitchen is ideally designed Stainless Appliances, Granite Counters, Good sized ISLAND, Large walk-in Pantry, Breakfast Nook overlooking the East facing Backyard and Deck. UPPER LEVEL is impressive with an Expansive BONUS ROOM, Spacious Primary bedroom featuring a lovely walk-in closet, 4pc ensuite w/ soaker tub, walk-in shower, TWO (2) generous additional Bedrooms, separated by a 4pc bath provides privacy. LOWER LEVEL is professionally developed featuring a 4th Bedroom/Den, 4th Bathroom, enormous Recreation Room. **EXCELLENT LOCATION within Walking** distance to DR. Roberta Bondar School (K-6), Easy access to Transit, LRT and only minutes to Aspen and West Springs Shopping with all the amenities. The WEST RING ROAD is just around the corner making commuting a breeze and only 15 minutes to Downtown, less than one hour to the Rocky Mountains! Don't miss out on this Exceptional chance to embrace a vibrant community lifestyle! Book your showing







#### Built in 2004

#### **Essential Information**

MLS® # A2209993 Price \$660,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,049 Acres 0.06 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 64, 39 Strathlea Common Sw

Subdivision Strathcona Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5P8

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home,

See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Great Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Low Maintenance Landscape, See Remarks, Level

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 11

Zoning R-2

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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