

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

MLS® #A2209993

**\$660,000**

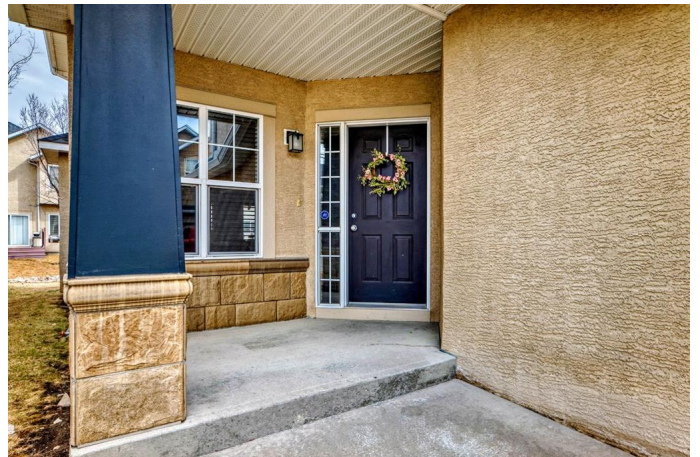
3 Bedroom, 4.00 Bathroom, 2,049 sqft

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



Today!

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	Fireplace(s), Forced Air, Natural Gas

Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Level, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	9
Zoning	R-2

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.