

# \$425,000 - 112 Strathlorne Mews Sw, Calgary

MLS® #A2087332

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

Fall in love with this bright reverse 2-storey home with spectacular views, DOUBLE ATTACHED GARAGE in the desirable community of Strathcona Park. This 2-bed townhome exudes pride of ownership! Meticulously maintained, with new, contemporary vinyl flooring (2022) throughout the main level and freshly painted living space. The main floor offers functionality and versatility while maintaining a cozy atmosphere. The spacious living room has a cozy wood burning fireplace with custom mantle and raised hearth - the focal feature of the room. The Chef in you will appreciate the large Eat-in Kitchen with ample cabinets, Stainless-Steel appliances (Fridge 2023), and room for a comfortable breakfast table. Host your friends and family on all occasions: dine in the formal dining room with open pass to the kitchen or enjoy a meal on your deck overlooking the City to the East. Retreat to your walk-out level primary suite and windup your day with a relaxing bath in your jetted tub after enjoying walking paths and nearby parks. Get ready for the day enjoying the comfort of your handy stand-alone shower, double sink vanity (5 pcs cheater ensuite) and your spacious His & Hers closets after waking up to the soft morning light trickling in through the bedroom window. The 2nd bedroom is perfect for a home office with sliders to the private patio. Bedroom level Laundry. All rooms are above grade. Enjoy all of this and the benefit of being just a 5 min. drive away from



Westside Recreation Centre, C-train access, and all the abundance of amenities that Strathcona Park and West Hills have to offer - all while being only 20 min. from downtown and 5 min. from the new Stoney-Trail Ring Road extension that will take you to the airport in under 40 minutes. The City-Pathway System is right at your doorstep. Look no further, this home provides you with the practical and functional lifestyle you have been waiting for!

Built in 1981

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2087332      |
| Price          | \$425,000     |
| Sold Price     | \$417,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,371         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 112 Strathlorne Mews Sw |
| Subdivision | Strathcona Park         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1V1                 |

### Amenities

|           |              |
|-----------|--------------|
| Amenities | Snow Removal |
|-----------|--------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, Master Downstairs, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer           |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Living Room, Raised Hearth, Wood Burning                                             |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Cul-De-Sac         |
| Roof              | Asphalt            |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2023 |
| Date Sold      | November 3rd, 2023 |
| Days on Market | 15                 |
| Zoning         | M-CG d30           |
| HOA Fees       | 0.00               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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