

\$990,000 - 11 Stratton Court Sw, Calgary

MLS® #A2109991

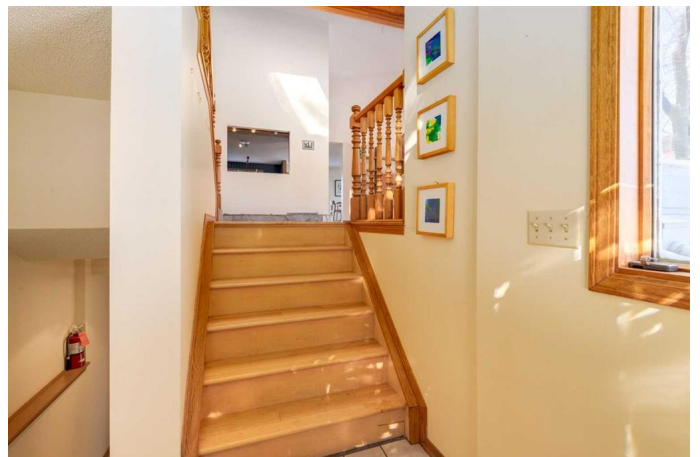
\$990,000

5 Bedroom, 4.00 Bathroom, 2,343 sqft

Residential on 0.25 Acres

Strathcona Park, Calgary, Alberta

Location, condition, and price - the real estate mantra. On this fabulous quiet ¼ acre lot sits an open concept European style custom built 5-bedroom, 4 full bathrooms and fully developed 3123 sq. ft. family home. See the floor plans? Backing onto the serene Strathcona North Ravine and at the end of a cul-de-sac. The S.W. district of Strathcona Park is one of SW Calgary's premiere communities. Notice how close it is to downtown Calgary and super easy access to our world class Rocky Mountains. Location also means top-rated schools with John Costello (Catholic k-6) and Olympic Heights (public k-6) around the corner. Notice the major shopping with anchor tenants Sobeys for groceries, RBC for banking, Rexall Drugs as well as a great selection of merchants, professional services and boutique shops will be found just across the boulevard in Strathcona Square. All this and even the bus routes for public transit are within a 2- 5-minute walk from this home. A short drive to major traffic arteries (car and c-train), as well as recreational hiking, biking, skiing, bird watching, canoeing, swimming, skating, and fishing to list a few more of the many location positives. Check your maps, come have a look and go for a walk. Condition "lovingly maintained over the years with mechanical and structural upgrades including 2 Lennox furnaces (2020), 6 windows and 2 sides siding (2017/2018), top quality shingles (2011), Kitchen refreshed (2010), Deck (2003),



Hardwood Flooring (2011) and the list goes on. Disclosure - The residential sewer line works fine, may need attention though, as does the stain on the entry ceiling caused by the skylight. Sellers are happy to discuss these items. There are equity gains to be realized with continued modernization and upgrades. Bring your family and enjoy this amazing custom home sitting on an amazing lot in an amazing location. Check us out but donâ€™t miss out. Call your favorite agent right away.

Built in 1981

Essential Information

MLS® #	A2109991
Price	\$990,000
Sold Price	\$970,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,343
Acres	0.25
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	11 Stratton Court Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 25th, 2024
Days on Market	18
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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