

\$879,500 - 1305 Strathcona Drive Sw, Calgary

MLS® #A2118302

\$879,500

4 Bedroom, 3.00 Bathroom, 1,684 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Welcome to your new Home in Strathcona Park! A Fully Developed, 4 Bedroom Home with over 2800 square feet of Living Space. Nice Open Floor Plan with Large Windows for Natural Light, Vaulted 12 Ft Ceilings with Smack down Texturing, Tres Ceiling Architecture, hardwood Floors. Kitchen Has a Pantry, Granite Counter Tops with Eating Bar. For your added comfort on those cold winter Days there is a gas Fireplace with Viewing glass on 3 sides separating the Living Room and Eating area. Main Floor Laundry/Mudroom. Primary Bedroom Has a Sky Light, 5 Piece Ensuite Bathroom and a Walk-In Closet. This Home has an Open Staircase from the Main level to the Basement where you will Find a Large Open Family room which includes a Wet Bar, 9 ft Ceilings, Custom made bookshelf/TV Cabinet, Gas Fireplace, Furnace/Utility/Storage Room, Two Large Bedrooms and a 4 Piece Bathroom. Other Features of the Property Include: Underground Sprinkler System, Built-In Vacuum System, Vivint Alarm System, Lennox Programmable Thermostat, Oak Railings, 8 Ft doors with Oak Trim on Main Level, Roughed-In In Floor Heating pipes in Basement Floor, Glass Brick Wall in Dining Room and Master Bedroom, Front and Back Door Phantom Screens. Double Attached Garage. Newer A/C unit and Furnace (Warranty good until Sept 2027). Newer Roof Shingles with Lifetime Warranty. Newer Wolf Vinyl Decking Front and Back. This property is



conveniently located near City Transit, Major Roadways, Supermarkets, Schools, Professional Buildings, Parks, Coffee Shops, Restaurants and Much More!

Built in 1997

Essential Information

MLS® #	A2118302
Price	\$879,500
Sold Price	\$879,501
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,684
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1305 Strathcona Drive Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3S1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, Open Floorplan
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting, Subdivided
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 19th, 2024
Days on Market	22
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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