

\$650,000 - 628 Stratton Terrace Sw, Calgary

MLS® #A2133587

\$650,000

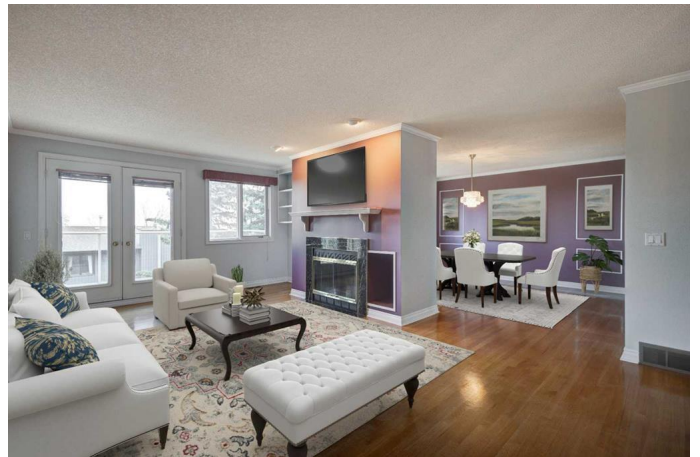
3 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

Terrific opportunity to purchase this lovely end unit Villa in the exclusive Chateaux Strathcona II townhouse complex in sought after SW community of Strathcona Park . Rarely do units become available in this small complex with very low turnover! Tranquil location nestled amongst detached homes, this complex sides onto green space and forested ravine with fantastic downtown city views and walking trails. Enjoy some city views from this unit. 1626 ft² on the main floor with 2 bedrooms, main floor laundry, living room with wood burning fireplace and double garage access with extra parking in front of garage. Hardwood floors in living room and dining room. Walkout basement is partially developed with 3rd bedroom, full bath and large family room/rec room with 2nd wood burning fireplace with gas log lighter, and still plenty of room for workshop, storage, or future development. Poly B plumbing has already been replaced! Tankless water heater upgrade. There is no age restriction in complex, but the demographic is mainly seniors due to large bungalow style villas. Lovingly maintained by the original owners with personalized upgrading possible. Great access to 2 elementary schools, shopping, Sirocco LRT, Westside Rec Centre, and downtown. Book your showing today as this lovely property is sure to sell quickly!

Built in 1987



Essential Information

MLS® #	A2133587
Price	\$650,000
Sold Price	\$637,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,626
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	628 Stratton Terrace Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1M3

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Interlocking Driveway, Off Street

Interior

Interior Features	Central Vacuum, Double Vanity, Jetted Tub, Laminate Counters, No Smoking Home, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Tankless Water Heater, Washer, Water Softener
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Brick Facing, Family Room, Gas Log, Gas Starter, Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Environmental Reserve, Greenbelt, Landscaped, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
Date Sold	June 2nd, 2024
Days on Market	11
Zoning	M-CG d38
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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