

\$650,000 - 12 Strathcona Crescent Sw, Calgary

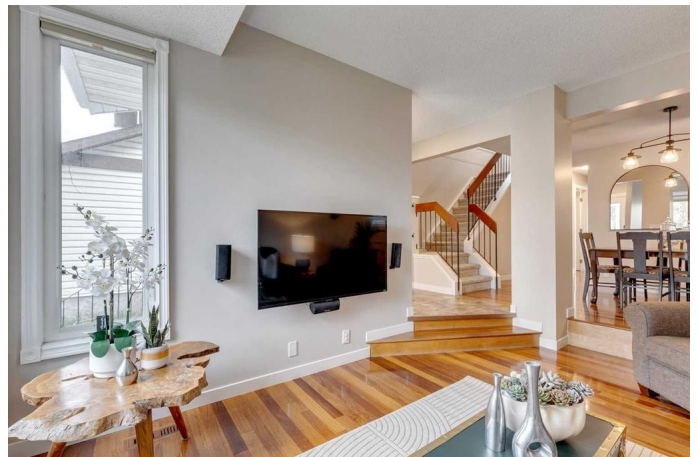
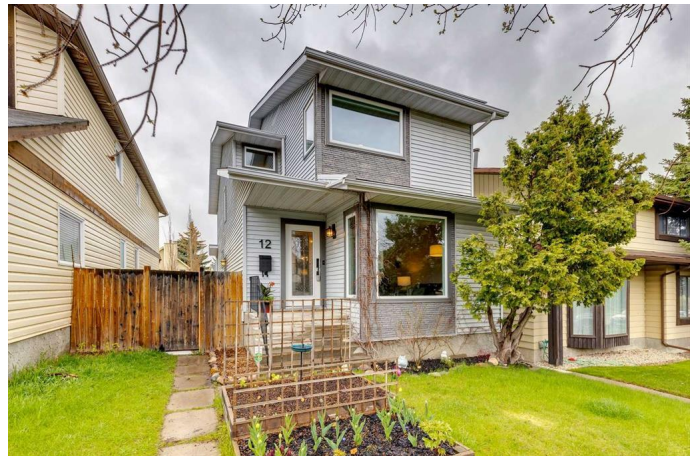
MLS® #A2134346

\$650,000

3 Bedroom, 3.00 Bathroom, 1,607 sqft
Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

****Open House Sunday, May 26th 11:30 am-2:30 pm** THE ONE YOU'VE BEEN WAITING FOR IN BEAUTIFUL STRATHCONA PARK!!** Positioned on a serene crescent with captivating downtown views, this residence boasts an ideal location just steps away from Strathcona Park and a delightful off-leash dog run. If you crave an eco-friendly lifestyle, look no further—this home offers it all! Equipped with solar panels installed in 2021 and 2022, an EV car charger, updated windows, a high-efficiency furnace, modern appliances, and a heat pump ensuring year-round comfort. Embrace the opportunity to minimize your carbon footprint, slash monthly expenses, and even earn credits for surplus energy returned to the grid. Spread across two stories, this home provides ample space for both family living and entertaining. Upon entry, be greeted by a luminous foyer, leading to a spacious dining area and sun-drenched living room boasting south-facing windows. The main floor also features a recently renovated bathroom and kitchen, complete with bar seating, elegant granite countertops, stainless steel appliances, and pristine white cabinetry. Step out from the kitchen into the second living room, complete with a cozy wood-burning fireplace, onto the expansive back deck through large sliding glass doors. Upstairs, discover a generously-sized primary suite with ensuite bathroom, alongside two additional bedrooms, a second full bathroom, and a convenient



laundry closetâ€”eliminating the need to lug laundry downstairs! The attached double garage, insulated and outfitted with two 220V plugs, caters to modern needs. Owners utilize one plug for their Ford EV Level 2 Car Charger, while the other accommodates their Motorhome, conveniently parked on the rear driveway. The unfinished basement is currently being utilized as a home gym and offers ample storage solutions. Both the heat pump and furnace were recently inspected with no noted concerns. Energy invoice history from Foothills Energy CO-OP and reports from recent inspections noted above can be provided upon request. Call today to book your showing!!

Built in 1981

Essential Information

MLS® #	A2134346
Price	\$650,000
Sold Price	\$691,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Strathcona Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 1L1

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Insulated, Plug-In, Private Electric Vehicle Charging Station(s), See Remarks

Interior

Interior Features	Breakfast Bar, Granite Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Heat Pump, Natural Gas, See Remarks, Solar
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 31st, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 All Stars Realty Ltd.
----------------	----------------------------------

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

