

\$799,900 - 55 Strathearn Crescent Sw, Calgary

MLS® #A2140884

\$799,900

4 Bedroom, 4.00 Bathroom, 1,581 sqft

Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

A rare find in the highly desirable West Community, Strathcona Park. This fully modernized home offers 4 bedrooms, 3.5 baths, VIEWS, a SOUTH BACKYARD and a Double Detached HEATED GARAGE! As you head down the treelined street be sure to observe the downtown view. This home has new fire resistant Hardie board exterior, new windows, new shingles, downspouts, and eaves. The welcoming front foyer opens to the main sitting area with an oversized bay window drawing in natural light. A Chef inspired kitchen is the focal point with custom cabinets that reach all the way to the ceiling with several pullouts, gorgeous granite counters, timeless subway tile backsplash, upgraded stainless steel appliances with a gas range and pot filler. This looks onto the spacious living room showcasing a gas fireplace with stone detail. Adjacent is the bright breakfast nook. The main is complete with gleaming hardwood floors a formal dining room and ½ bath. As you head upstairs notice the contemporary railing. The well sized primary is situated at the back where you can enjoy views of the park! This comes with a walk-in closet including built ins and a luxurious ensuite with a fully tiled shower plus HEATED FLOORS! There are two well sized secondary bedrooms, and a 4pc main bath with a large soaker tub. The basement is fully developed with a generous rec room including a stone feature wall, 4th bedroom, 3pc bath, and laundry room with sink. Relax in the low



maintenance South backyard with an expansive deck, two gas lines (one for a BBQ & one for a heater) and Downtown Views. No detail was overlooked with designer lights, new plumbing fixtures, cat 5 wiring throughout, USB outlets, long run conduits, Hunter Douglas blinds, storage in the garage attic, newer furnace and hot water tank. This home is situated on a quiet street, steps to the park, schools, tranquil ravine paths, and transit. Enjoy the convenience of West Hills shopping district, West 85th, Aspen Landing, West Side Rec Centre, and being only 15 minutes from downtown. View the online tour or schedule your private showing today!

Built in 1981

Essential Information

MLS® #	A2140884
Price	\$799,900
Sold Price	\$807,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,581
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Strathearn Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 1R3

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Heated Garage, Oversized

Interior

Interior Features Central Vacuum, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level, Views

Roof Asphalt Shingle

Construction Aluminum Siding, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2024

Date Sold June 18th, 2024

Days on Market 4

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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