

\$529,000 - 23, 448 Strathcona Drive Sw, Calgary

MLS® #A2155784

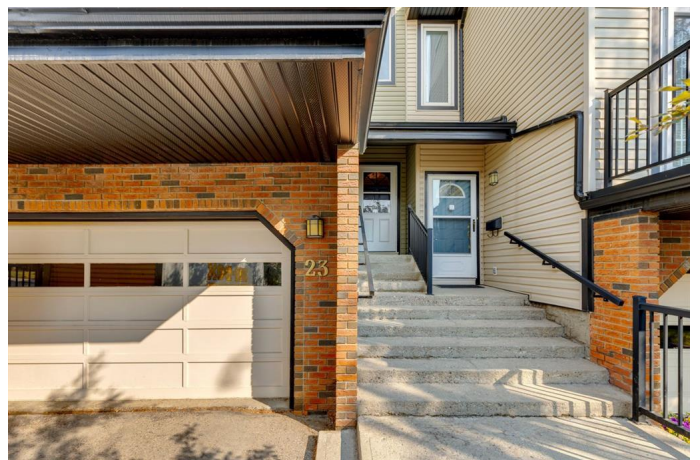
\$529,000

3 Bedroom, 3.00 Bathroom, 1,895 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

Welcome to this incredible 3 bed/2.5 bath townhome in the coveted family community of Strathcona Park. Nestled along the backside of a quiet cul-de-sac, this unit features an open concept living space, hardwood floors, central AC, and a heated double attached garage. With quick access to downtown, this spacious home features a sunken formal living room with stone surround wood burning fireplace and access to the private back patio space that backs onto the park for the utmost tranquil setting. A generous dining room can accommodate large family gatherings and features a service window to the kitchen. The kitchen is the heart of the home with open ceiling detailing, quartz counters, ample cabinetry and breakfast nook. Adorned in natural light is a family room sitting just off the kitchen with a private front south exposed balcony, a second stone surround fireplace, and custom built-in bookshelves. Upstairs offers a wide landing, full bathroom, and 3 generous bedrooms including the primary retreat. Glass French doors lead into the gracious primary with a large walk-in closet boasting custom shelving and a 4pc ensuite showcasing a glass enclosed shower. Downstairs is a generous rec room, laundry with cupboard space, and access to the attached garage. Countless updates/upgrades include: All bathrooms entirely renovated, newer HE Furnace (2023), newer HWT (2022), new kitchen flooring, new living room flooring, kitchen counters and backsplash, and newer



laundry room flooring! Within minutes to excellent schools, shopping, restaurants, groceries, and quick access to downtown or the Rocky Mountains. Priced at an exceptional value in a sought after community, this property will not last long.

Built in 1980

Essential Information

MLS® #	A2155784
Price	\$529,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,895
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	23, 448 Strathcona Drive Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1M3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front, Heated Garage

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 21st, 2024
Days on Market	12
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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