

\$690,000 - 92 Strathearn Rise Sw, Calgary

MLS® #A2156944

\$690,000

4 Bedroom, 4.00 Bathroom, 1,532 sqft

Residential on 0.08 Acres

Strathcona Park, Calgary, Alberta

Welcome to this beautifully maintained gem, nestled on a serene street in the highly sought-after Strathcona Park. This 4-bedroom plus den, 3.5-bath home exudes pride of ownership and offers over 1,500 square feet of inviting living space, complete with an oversized single detached garage.

As you step inside, you're greeted by a bright and airy family room with newly installed windows (2012) that flood the space with natural light. The home's exterior boasts durable fiber cement siding and a new roof, both updated in 2016, along with a new hot water tank from 2020. A paved back lane adds an extra touch of convenience.

The main level features gleaming hardwood floors and seamless indoor-outdoor living, thanks to sliding doors that open to a spacious backyard—perfect for entertaining. This backyard oasis is ideal for summer gatherings and outdoor dining. The expansive family and living rooms provide plenty of space for relaxing and spending time with loved ones.

Upstairs, you'll find three generously sized bedrooms, each offering comfort and tranquility. Both bathrooms on this level have been fully renovated, adding a fresh, modern touch to the home. The beautifully landscaped yard is your private retreat, offering lush green space and a picturesque garden to enjoy.



The fully finished basement expands your living options with a versatile recreation room, perfect for a home theater or kids' playroom, and a cozy den that can easily serve as a home office. Ample storage space ensures all your seasonal items are neatly tucked away. The private side entrance and main floor layout offer excellent potential for converting the fully finished basement into a secondary suite, subject to approval and permitting by the city/municipality. Laundry hookups are available on both the main floor and basement, providing added flexibility.

This home is truly move-in ready, offering a perfect blend of quality, comfort, and style. Located in the heart of Strathcona Park, you'll enjoy a short walk to the Sirocco LRT Station, quick access to downtown, and the community's stunning natural surroundings. Strathcona Park is renowned for its breathtaking ravines, parks, and walking trails, as well as top-rated public and private schools. This vibrant, family-friendly neighborhood offers an exceptional living experience where nature and upscale living harmoniously blend.

Don't miss the opportunity to make this beautiful home yours. Welcome to Strathcona Park – welcome home! Book your showing today!

Built in 1981

Essential Information

MLS® #	A2156944
Price	\$690,000
Sold Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,532
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	92 Strathearn Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1R6

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Range Hood, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2024
Date Sold	August 29th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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