

\$897,500 - 84 Straddock Crescent Sw, Calgary

MLS® #A2157044

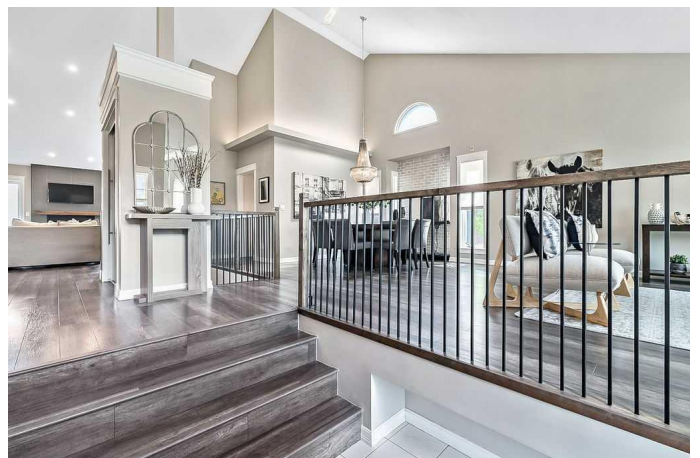
\$897,500

3 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

HOME IS FIRMLY SOLD PENDING RECEIPT OF DEPOSIT | A UNICORN HAS BEEN SPOTTED ON THE WEST HILL! Whether you are looking for a downsize or needing more space for your growing family, this stylishly renovated walk-out bungalow is one special home! The main floor layout is absolute perfection with soaring vaulted ceilings that create open and airy living spaces, ideal for everyday living or entertaining the whole family. The roomy and welcoming formal living/dining space sets the tone with a modern yet rustic aesthetic that you are sure to love. Pass by the inspired butler's pantry to experience the open plan family room and beautifully designed kitchen - complete with massive island, plenty of storage, gorgeous subway tile and sunlit skylights - all against the backdrop of a spectacular city view! The large windows and glass door lead to the east facing deck with privacy screen - perfect for welcoming the day and morning coffees. The primary suite feels like a "bougie" hotel with it's french inspired ensuite bathroom (complete with claw foot tub!), walk-in closet with built-in storage and again, dramatic views of the city to fall asleep to. The main floor also offers a lovely 2nd bedroom, another beautifully renovated bathroom and large 'den' that could easily be used as another bedroom. In the lower level, you will find the entrance from the attached/heated/double garage, a unique mudroom, dedicated laundry room, spacious 3rd bedroom and den, and a very large



recreation room with access to the landscaped garden and lower patio area. This ideal Strathcona location offers quick access to downtown, highways, top rated schools, the West LRT and many local amenities - truly one of the best locations Calgary has to offer! With renovations done in 2017 that include updated mechanicals and central A/C this house is a rare, move-in ready find that will not last long. Check it out today before it is gone!

Built in 1988

Essential Information

MLS® #	A2157044
Price	\$897,500
Sold Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,019
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	84 Straddock Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 21st, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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