

# \$599,900 - 109 Strathearn Gardens Sw, Calgary

MLS® #A2163369

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.11 Acres

Strathcona Park, Calgary, Alberta

Welcome to this amazing home!! Nestled in a serene neighbourhood, this property offers beautiful city views and a host of features for comfort and convenience. The chef's dream kitchen boasts modern appliances, sleek countertops and stylish cabinetry. Open main floor plan ideal for entertaining, this layout seamlessly connects the kitchen, dining and living areas. The spacious primary retreat features a five-piece ensuite bathroom with separate shower, jetted tub and double sinks. Expansive lower level offering two additional bedrooms, a versatile family room, and ample storage in the mechanical room. Other fine features include main floor laundry, central air conditioning, vaulted ceilings, skylight, gas fireplaces and more. Ideally situated close to schools, shopping, pathways, playgrounds, and main traffic arteries. Enjoy your morning on the back east facing deck with gorgeous city views!!

Built in 1995

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2163369  |
| Price      | \$599,900 |
| Sold Price | \$586,250 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,374                  |
| Acres          | 0.11                   |
| Year Built     | 1995                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 109 Strathearn Gardens Sw |
| Subdivision | Strathcona Park           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H2R1                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Convection Oven, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings               |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                        |
| Fireplaces        | Basement, Gas, Glass Doors, Living Room, Mantle                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Walk-Out                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Landscaped, Views |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2024 |
| Date Sold      | September 27th, 2024 |
| Days on Market | 16                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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