

# \$799,000 - 12 Strathcona Road Sw, Calgary

MLS® #A2169344

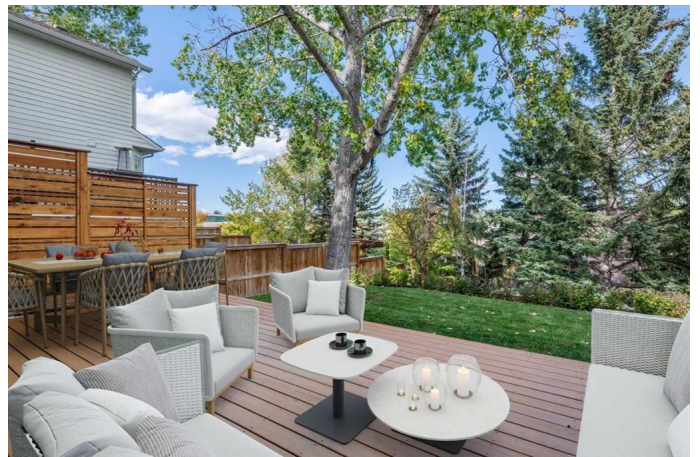
## \$799,000

3 Bedroom, 3.00 Bathroom, 1,298 sqft  
Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Immaculate Home ~ Exceptional Location!!

This updated air conditioned Strathcona Park split level home features over 2400sqft of total space and is located across the street from a park and skating rink, is near the extensive walking paths along the ravines, and is in the walk zones (one block away) for both Olympic Heights and John Costello Schools! The quaint main floor hosts maple hardwood flooring and an open concept dining space adjacent to the front living room / reading room. The kitchen was fully renovated in 2017 and features new cabinetry and backsplash, quartz countertops, KitchenAid stainless steel appliances, farmhouse sink and wonderful eating bar, perfect for the kids to have a quick snack. The upper level is home to 3 bedrooms and 2 baths, including the generous primary bedroom with great views of the private backyard and personal four piece ensuite. The lower level has a large family room with focal wood burning fireplace, a spacious den with sliding barn doors, which could also be utilized as a fourth bedroom, a 3 piece bath and laundry room. The basement level has a large recreation room with an electric fireplace and built-in playhouse and "store" for the kids! The basement also has a combined utility/storage room and crawl space for additional storage. The expansive tiered backyard has exceptional privacy and features a large ground level deck, perfect for entertaining or relaxing with the family. The attached single car garage also has a built-in



work space for the hobbyist to store all your tools. With schools, walking paths, transit and amenities all nearby and the exceptional access to downtown Calgary and the Rocky Mountains, this is the perfect place to call home! Note furnace replaced 2017, AC installed 2017. Please see Additional Feature Sheet for full list of updates.

Built in 1985

### **Essential Information**

MLS® #	A2169344
Price	\$799,000
Sold Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	12 Strathcona Road Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1V5

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Interior Lot, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 9th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	Sotheby's International Realty Canada
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