

# \$600,000 - 184 Strathaven Circle Sw, Calgary

MLS® #A2208355

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

RARE OPPORTUNITY \*\*\* Walk-Out Villa with DOUBLE attached garage in Strathcona. \*\*\* WALKING distance to community parks & pathways, local shopping, great pubs and eateries are all around. \*\*\* PLUS, it is only a 10 minute commute to downtown and has great access to all the major traffic arteries. TRULY a very desirable location and community along the west side! \*\*\* This is a large 2-bedroom 2-bathroom unit upstairs -AND- a third bedroom and bathroom downstairs. \*\*\* LOCATED just two doors from the beautiful double level Club House - called "the Villa" which is a great place to meet with your community friends and/or neighbours -OR- host your own family and/or friends function/s at a minimal charge. It is well equipped with kitchens up & down " lounge and dining areas " pool table and other games -PLUS- a large outdoor deck with city escarpment views and a covered patio deck: ALL this is included in your CONDO FEES! \*\*\* WALKING into this unit just feels like home. A good-sized living room with fireplace just off the front entrance, a formal dining area or office if need just off the kitchen, a very bright and airy kitchen & eating area with tons of natural light & a patio door to great bar-be-queing deck. The primary bedroom is a nice size with ample closets and an full ensuite. The secondary bedroom has great views and good size closet. \*\*\* DOWNSTAIRS is a walkout basement, with a huge games room family room and patio doors



to a cover deck area, There is a good size third bedroom with a full bathroom next door. \*\*\* LOADS of room for storage and a HOBBY room if you so desire. NOTE - this is an Age Restricted Community 55+ \*\*\* DONâ€™T miss out â€“ call your favorite Realtor to view - âœ•CHECK-it-OUTâœ•

Built in 1987

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2208355            |
| Price          | \$600,000           |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,347               |
| Acres          | 0.00                |
| Year Built     | 1987                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 184 Strathaven Circle Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 3G4                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Party Room, Clubhouse            |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Quartz Counters, Storage                                      |
| Appliances        | Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Landscaped, Other, Private, See Remarks, Close to Clubhouse, Cul-De-Sac |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 23               |
| Zoning         | M-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.