

# \$645,000 - 9 Strathcona Crescent Sw, Calgary

MLS® #A2211665

## \$645,000

3 Bedroom, 3.00 Bathroom, 1,439 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Imagine living in the highly sought after community of Strathcona Park, tucked away on a peaceful, family friendly street. This lovely home offers modern updates, thoughtful design, and an unbeatable location, making it the ideal place to call home. From the moment you step inside, you're greeted by a bright, inviting atmosphere. The laminate flooring throughout the main level complements newer paint, creating a warm and welcoming space. The main floor is designed with an easy flow, with a large kitchen and plenty of cabinetry and a large living room and dining area - perfect for everyday living and entertaining guests. Upstairs, the home continues to impress with three generously sized bedrooms. The primary retreat offers a spacious layout, a large closet, and a fully renovated bathroom just outside of the bedroom. Two additional large bedrooms, along with another beautifully updated full bathroom, provide ample space for children, guests, or even a home office. The updated walkout basement is one of the standout features of this home. Flooded with natural light from the south facing backyard, this versatile space offers a cozy gas fireplace, a large living area, an office space (currently being used as a bedroom). Additionally, it includes a 3 piece bathroom and a kitchenette with sink, making it the perfect area for extended family, guests, or even a private teen retreat. Outside, the home truly shines with its sun drenched, south facing backyard with city



views! Enjoy this private oasis where you can relax, entertain, or simply enjoy the sunshine throughout the year. Located within walking distance to top rated schools, scenic ravines, parks, and Calgary’s expansive bike and walking path system, this home is also just a short drive or quick LRT ride to downtown. Whether you’re a family, a professional, or anyone looking to enjoy a well-connected and vibrant community, this home has everything you need.

Homes like this one in Strathcona Park are rare, and they don’t last long. Don’t miss the chance to make this exceptional property yours!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211665    |
| Price          | \$645,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,439       |
| Acres          | 0.06        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 9 Strathcona Crescent Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 1K9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Exterior Entry, Full, Walk-Out                                             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Metal Siding |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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