# \$840,000 - 56 Strathclair Place Sw, Calgary

MLS® #A2222003

## \$840,000

5 Bedroom, 3.00 Bathroom, 1,268 sqft Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

\*\*\*OPEN HOUSE - Saturday, October 25 1:00 - 4:00\*\*\* Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the highly sought-after community of Strathcona Park. With over 2,000 sq ft of developed living space across a versatile 4-level split layout, this property is perfect for families or investors.

Step into the bright main floor, where vaulted ceilings and newer hardwood floors create a warm and inviting ambiance. The updated kitchen boasts stainless steel appliances, sleek modern cabinetry, and generous counter space, perfect for cooking and entertaining. Walk out directly to a spacious deck, ideal for morning coffee or summer BBQs.

Upstairs, you'll find a spacious primary bedroom with a beautifully updated 3 piece ensuite with two closets. Two spare bedrooms rest just down the hall, next to a fully updated 4 piece common bathroom.

The lower level features a cozy family room with a real wood-burning fireplace, a third bathroom, and a flexible fourth bedroom or home office. The finished basement offers a fifth bedroom which is ideal for a guest room, gym, or recreation space.

Additional features include an attached double garage, a laundry/mudroom with side entrance, a large crawl space for ample storage, and a large backyard with a shed. Ideally located near top-rated schools, the LRT, Westside Rec Centre, and Stoney Trail, with easy access to the mountains and under







#### Built in 1979

#### **Essential Information**

MLS® # A2222003 Price \$840,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,268 Acres 0.12 Year Built 1979

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 56 Strathclair Place Sw

Subdivision Strathcona Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 1H1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 154

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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