

# \$700,000 - 31, 39 Strathlea Common Sw, Calgary

MLS® #A2223680

**\$700,000**

3 Bedroom, 3.00 Bathroom, 2,056 sqft

Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

Welcome to one of the most extensively upgraded townhomes in Strathcona Park. Offering over 2,000 sq.ft. above grade, this beautifully maintained home combines thoughtful renovations with a spacious layout ideal for families or professionals. The main level features porcelain tile in the front entry, rich hardwood floors, and soaring 9 ft ceilings. The kitchen has been fully renovated with modern cabinetry, granite countertops, stainless steel appliances including a gas range stove, and a walk-through pantry that's been customized with additional cabinets, built-in shelving, a coffee and bar nook, a new wine fridge, and an oversized pantry with ample storage. The double attached garage is fully insulated and drywalled, with direct access through the mudroom and pantry.

Upstairs, you'll find a large bonus room with a fully integrated surround sound system, custom-built TV unit, and floating shelves, creating the perfect media or family space. The primary suite is generously sized and includes a walk-in closet and spa-like ensuite with modern finishes which is a showstopper! Two additional bedrooms and a full four-piece bathroom complete the upper level.

Additional improvements include an updated hot water tank, plumbing and fixtures throughout, central air conditioning, upgraded furnace components, high-efficiency LED



lighting, high-efficiency toilets, soft-close cabinets, and paint throughout.Â

Ideally located near Westside Recreation Centre, Strathcona Square, Aspen Landing, and Signal Hill Centre, with quick access to Bow Trail, downtown, and the LRT. Several top-rated public and Catholic schools are nearby, making this an exceptional opportunity in a highly sought-after west Calgary neighbourhood.

Built in 2004

**Essential Information**

MLS® #	A2223680
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,056
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	31, 39 Strathlea Common Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5P8

**Amenities**

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	12
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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