

# \$725,000 - 131 Stratton Crescent Sw, Calgary

MLS® #A2257552

**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

\*\*\*OPEN HOUSE Sunday Sept. 21 from 2pm-4pm\*\*\*Price Reduced â€ Seller Motivated! Spacious 4-Level Split in Sought-After Strathcona Park.

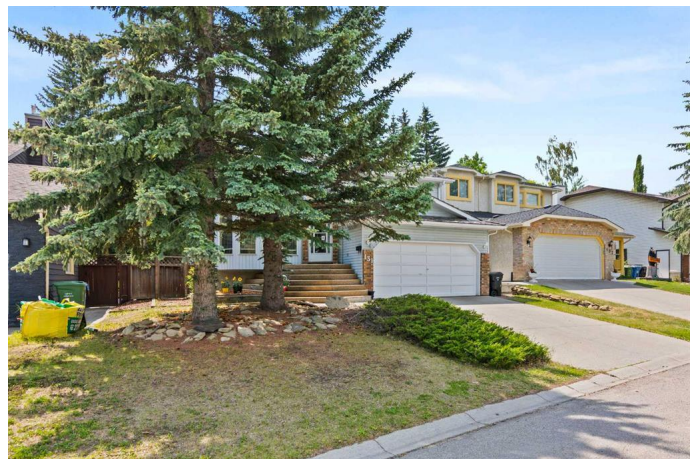
Welcome to this beautifully maintained 1,800 sq ft 4-level split detached home, ideally located on a quiet street in the desirable community of Strathcona Park. Directly across from

a serene green space, this home offers the perfect balance of comfort, functionality, and location. The main level features soaring vaulted ceilings, wrap-around windows, and hardwood flooring, creating a bright and inviting living area. The formal dining room flows

into a well-appointed kitchen with wrap-around countertops, subway tile backsplash, white cabinetry with black hardware, and matching white appliances. Upstairs, enjoy new luxury vinyl plank flooring, a spacious primary bedroom with 3-piece ensuite, and two additional

bedrooms served by a modern 4-piece bath with a Bath Fitter tub. The third level offers a warm and inviting family room with a stone-faced wood-burning fireplace and patio doors

leading to the south-facing backyard. A 2-piece bath is also located on this level, with potential to be converted to a full bath using the included shower kit. The finished basement includes a large recreation room, laundry area,



and ample storage, as well as a well-maintained furnace and brand-new instant hot water tank. Outside, the fully fenced and landscaped backyard features a wooden deck and terraced garden beds, perfect for relaxing or entertaining. A double attached garage adds year-round convenience. Conveniently located close to top-rated schools, parks, community amenities, shopping, transit, and offering easy access to Downtown and the Rockies, this home presents exceptional value in a premium location.

Built in 1985

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257552      |
| Price          | \$725,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,872         |
| Acres          | 0.13          |
| Year Built     | 1985          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 131 Stratton Crescent Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 1T7                  |

**Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Available, Phone Available, Water Connected |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Attached, Driveway                                                                                 |
| # of Garages   | 2                                                                                                                |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Brick Facing, Family Room, Gas, Gas Starter, Mantle, Wood Burning                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                           |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private |
| Roof              | Wood                                                           |
| Construction      | Concrete, Wood Frame                                           |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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