

# \$525,000 - 71 Strathcona Crescent Sw, Calgary

MLS® #A2207631

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.05 Acres

Strathcona Park, Calgary, Alberta

This is a rare opportunity to get into this sought-after neighbourhood at an unbeatable price! An ideal home for a first time buyer, small family or someone looking to right-size. Schools, parks, playgrounds, dog parks and shopping are all a short walk away. Step inside to discover the welcoming living and dining room, the perfect gathering space for shared meals and relaxed evenings. Compact yet functional, the kitchen contains an informal dining nook in a bay window. Embrace effortless indoor-outdoor living by opening the sliding doors to gain access to the expansive patio. This is the ideal spot for grilling, sipping your favourite beverage or creating cherished memories with family and friends. There is a conveniently placed powder room and a back hall closet to help keep shoes and coats organized. Upstairs, the primary bedroom is down the hallway from the two kid-sized bedrooms and bathroom, making this an ideal setup for a small family. The lower level features a family room with a wood burning fireplace and panelled walls. Imagine curling up on the sofa to watch your favourite movie or hosting game night in this cozy retreat. This home offers the potential to put your own personal touches and truly make this all your own. With the desirable neighbourhood and blend of comfort and convenience, this is an opportunity not to be missed.

Built in 1979



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207631               |
| Price          | \$525,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,151                  |
| Acres          | 0.05                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 71 Strathcona Crescent Sw |
| Subdivision | Strathcona Park           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 1K9                   |

## Amenities

|         |                  |
|---------|------------------|
| Parking | None, Off Street |
|---------|------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Basement, Brick Facing, Glass Doors, Raised Hearth, Wood Burning, Brass        |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Shingle Siding   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

### **Listing Details**

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

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