

# \$549,999 - 616 Strathcona Drive Sw, Calgary

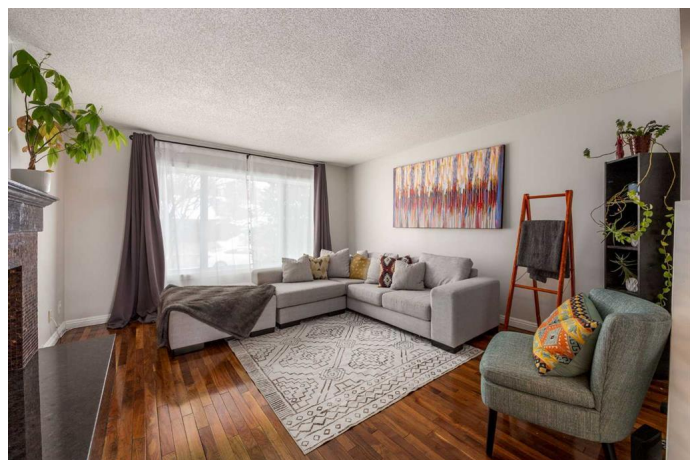
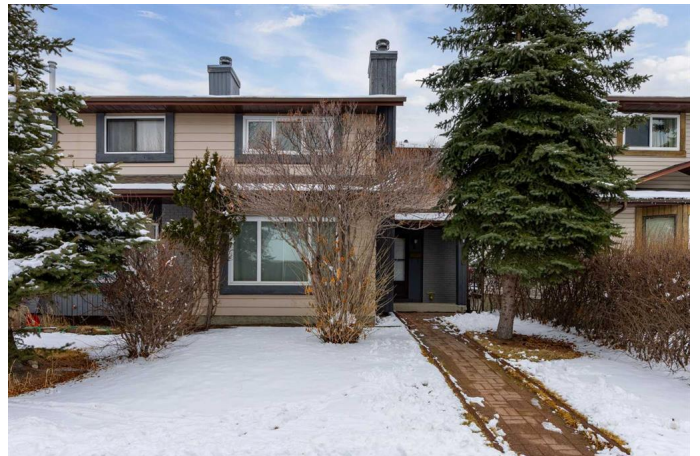
MLS® #A2207167

**\$549,999**

3 Bedroom, 2.00 Bathroom, 1,119 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Welcome to your future home in Strathcona Park, one of Calgary's most sought after communities! This 3 bedroom, 1.5 bathroom home with an oversized garage is in a neighborhood that truly has it all. The main level opens up to a powder room, and a living room with a wood burning fireplace, for cozy and relaxing evenings. The dining area and kitchen have large east-facing oversized windows and a sliding door (leading to the deck/backyard) that allows sunlight to pour in. The upper level has a master bedroom, two additional bedrooms and full bathroom. On the lower level, enjoy a family room, flex room with a large window, and lots of storage. The walk out basement opens up to the backyard (with an apple tree) for easy access to the detached garage. And let's talk upgrades, all new windows and sliding door (Nov 2022), a new roof (June 2022), updated bathrooms and a well-maintained high efficiency furnace (serviced annually). Top rated schools within walking distance (public & Catholic), endless playgrounds, and even a park right out front! Morning routines just got easier, and weekend adventures? They start the moment you step outside. Bike paths connect you straight to downtown, Off-leash dog parks for your furry family members, Bus stop out front + train station nearby, Superstore, Sobeys, Westside Recreation Centre & shopping just minutes away! Move-in ready with peace of mind! With easy access to Stoney, Bow Trail & Glenmore, and a community that offers both serenity and



convenience, this home is more than a place to live, itâ€™s the place where your family will thrive. Donâ€™t miss out on this PRIME location. Book a showing today and feel what itâ€™s like to call Strathcona Park home!

Built in 1980

### Essential Information

MLS® #	A2207167
Price	\$549,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	616 Strathcona Drive Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1K4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Storage
Lot Description	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.