

# \$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
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## 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	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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