

# \$1,650,000 - 3 Strathroy Bay Sw, Calgary

MLS® #A2210400

**\$1,650,000**

5 Bedroom, 4.00 Bathroom, 2,981 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

**\*\*\*SUNDAY OPEN HOUSE CANCELLED -  
PROPERTY IS UNDER CONTRACT\*\*\***

Welcome to this one-of-a-kind, fully reimagined 2-storey farmhouse-style home, ideally situated on a spacious corner lot in the desirable and quiet community of Strathcona Park. Taken down to the studs and completely renovated with smart home technology, no detail has been overlooked—this home offers nearly 4200 sq ft of finished living area the perfect blend of timeless charm and modern convenience.

Step inside and be captivated by soaring 18' ceilings and an open-concept living space flooded with natural light. The heart of the home is the custom chef's kitchen, featuring a 5 burner gas cooktop, built-in two zone oven and convection microwave combo, under-cabinet lighting, a large pantry, and an abundance of counter space—designed for both everyday living and effortless entertaining.

The cozy main floor sitting area with a gas log insert fireplace is ideal for relaxing evenings with family, while the upper floor bonus living space offers a perfect retreat for winding down with friends or enjoying quiet time.

Your primary suite is a true sanctuary, complete with its own private balcony with heated floors and breathtaking views of the city—perfect for enjoying your morning coffee as the sun rises. The spa-like ensuite features heated floors, a standalone soaker tub, dual rainfall shower, custom double vanity with



Dekton countertops, and a bidet smart toilet. Three additional bedrooms complete the upper level, offering ample space for family and guests + the option to have an office thatâ€™ll have your colleagues wanting to move in. Head down to the fully finished basement - also with heated flooring, the ultimate space to host game nights with a pool table (included), full bar with beverage fridge, a large laundry room with sink, and an additional bedroomâ€”ideal for guests or a home gym. The west-facing backyard is made for summer entertaining, featuring \$150K in custom concrete work that surrounds the propertyâ€”stylish, durable, and low-maintenance. To top it all off, the oversized double attached garage is heated and can comfortably fit a full-size truck and trailer. It also includes a custom dog wash station, making this home truly pet-friendly and practical. This is your chance to own a fully renovated, high-tech, and high-style home in one of Calgaryâ€™s most coveted communities. Donâ€™t miss this rare opportunityâ€”schedule your private showing today!

Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210400    |
| Price          | \$1,650,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,981       |
| Acres          | 0.13        |
| Year Built     | 1983        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 Strathroy Bay Sw |
| Subdivision | Strathcona Park    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 1H2            |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound, Bidet, Smart Home |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer, ENERGY STAR Qualified Appliances                                                                                                               |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas, Zoned, ENERGY STAR Qualified Equipment, Humidity Control                                                                                                                                                                                                           |
| Cooling           | Central Air, Full, ENERGY STAR Qualified Equipment                                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                      |
| Fireplaces        | Gas Log                                                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Dog Run, Lighting, Private Yard                                                                                                        |
| Lot Description   | Back Yard, Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Yard Lights |

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Roof         | Asphalt Shingle                                               |
| Construction | Composite Siding, Manufactured Floor Joist, Stone, Wood Frame |
| Foundation   | Poured Concrete                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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