



GRASSROOTS
REALTY GROUP

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12 Stradwick Rise SW
Calgary, Alberta

MLS # A2232962



\$464,900

Division:	Strathcona Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Corner Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d45
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: N/A

Spacious CORNER UNIT townhome in the well-established community of Strathcona Park. This home features a functional layout. The main floor enters into a cozy sunken living room with a gas fireplace and large bay-windows that flood the space with natural light. Enjoy entertaining in the formal dining room, or take advantage of the expansive kitchen with an eating nook, offering direct access to a private deck—perfect for morning coffee or summer BBQs. A convenient 2-piece bathroom with in-suite washer and dryer completes the main floor. Upstairs, you'll find a generously sized primary bedroom featuring vaulted ceilings, a walk-in closet, and a 3-piece ensuite. An additional bedroom, a versatile bonus room, and a four-piece main bathroom provide ample living space for family or guests. The unfinished basement has its own entrance and leads to a DOUBLE-ATTACHED GARAGE, which is insulated and comes with a NEW GARAGE DOOR. This unit is located in a well-kept complex with underground sprinklers, and being a corner unit, you'll love the extra privacy and light. Close to many amenities including parks, schools, shopping, and transit. Close proximity to downtown and major thoroughfares. This is a fantastic opportunity to own a home in a well-loved, established neighborhood. Book your viewing appointment today!