



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12 Strathroy Bay SW
Calgary, Alberta

MLS # A2241138



\$830,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,619 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions:	Basketball Hoop
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Welcome to a lovingly cared for detached home that is tucked away on a quiet cul-de-sac. This home offers the perfect blend of comfort, size, and location. With 4 bedrooms and 3.5 bathrooms, it's ideal for families looking to settle into a well established, community oriented neighbourhood. From the moment you walk through the doors, you'll notice how well maintained the home is: clean, bright, and thoughtfully cared for throughout the years. Skylights fill the space with natural light, while the layout offers plenty of room for both daily living and entertaining. The front patio is the perfect spot to enjoy morning coffee, and the beautifully kept yard offers privacy and room to relax or play. Located in one of Calgary's most desirable southwest communities, you're just steps from great schools, walking paths, parks, and quick access to shopping and downtown. This is a home where you can truly feel part of a neighbourhood - ready for its next chapter with new owners to make it their own.