



GRASSROOTS
REALTY GROUP

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164 Strathlea Place SW
Calgary, Alberta

MLS # A2262819



\$1,049,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,512 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	humidifier (as-is)		

OPEN HOUSE - CANCELLED Tucked away on one of Strathcona's most desirable streets, this stunning 3-bedroom + bonus room, 4-bathroom home offers over 3,600 square feet of beautifully finished total living space designed for the modern family. With its west-facing backyard, central air conditioning, and an ideal layout for entertaining and everyday comfort, this is a property that checks all the boxes. Step inside to find a bright and airy interior, abundant natural light, and an updated kitchen that blends timeless style with practical function. The main level also has a spacious family room and dining area, while the upper level features three generous bedrooms, including a serene primary suite, and a large bonus room perfect for movie nights, kids' hangouts, or a quiet home office. Downstairs, the fully finished basement offers a versatile retreat with a wet bar and the perfect set-up for a media room, ideal for cozy nights in or hosting friends. Outdoors, enjoy the sun-drenched backyard with a low-maintenance composite deck, ideal for evening BBQs or watching the kids play. All of this on a quiet, family-friendly street just a 5-minute walk to Dr. Roberta Bondar School, and steps to playgrounds, walking paths, and the picturesque ravines of Strathcona Park. Strathcona Park is one of Calgary's most coveted west-end communities, offering excellent access to downtown (just 15 minutes away), the LRT, Westside Rec Centre, Aspen Landing, and the mountains via Stoney Trail. You'll love the strong sense of community, mature trees, and nearby amenities, including shopping, dining, recreation and a short commute to some of Calgary's best private and charter schools. Whether you're upsizing, settling in with your growing family, or simply seeking a home that offers a rare blend of charm, space, and convenience, 164 Strathlea Place SW is

the one. ****Please note, some photos have been virtually staged.****