



GRASSROOTS
REALTY GROUP

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**72 Strathcona Crescent
Calgary, Alberta**

MLS # A2263280



\$525,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,139 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Aluminum Siding , Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

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

Inclusions: none

Your chance to get into one of Calgary's most desirable neighbourhoods — at a price that's hard to beat! Whether you're a first-time buyer, a young family, or simply ready to right-size, this home checks all the boxes. You'll love being just steps away from schools, parks, playgrounds, dog parks, and local shopping — everything you need right in the community. Inside, the open living and dining space feels warm and inviting — perfect for cozy nights in or casual dinners with friends. The kitchen is bright and practical, featuring a charming bay-window breakfast nook. From here, doors lead out to your south-facing backyard and large patio, where you can grill, unwind, and soak up the sun all day long. Upstairs, the primary bedroom offers privacy down the hall from two additional bedrooms and a full bath — ideal for a growing family. Downstairs, the fully finished basement gives you even more space with a fourth bedroom, and a full bathroom — great for guests or a home office setup. With its fantastic location, functional layout, and sunny backyard, this home is full of potential — ready for you to make it truly your own. Opportunities like this don't come often!