



GRASSROOTS
REALTY GROUP

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637 Strathcona Drive SW
Calgary, Alberta

MLS # A2263882



\$440,000

Division:	Strathcona Park		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions:	n/a
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Looking for a quiet home with a yard and a double side by side car garage in a great Calgary neighbourhood? This bungalow-style end unit townhouse in Strathcona Park offers space, comfort, and privacy that is hard to find at this price. You will love the bright, open layout with vaulted ceilings and large windows that fill the home with natural light. The living room features a cozy wood-burning fireplace and access to a front sundeck with distant city views. The dining room flows into the living space and has a convenient pass-through window to the kitchen. The kitchen offers granite counters, modern appliances, plenty of cupboard space, and a sunny breakfast nook with direct access to the private back deck. Surrounded by mature trees, this west backyard feels like a nature retreat and is perfect for relaxing or outdoor dining. The main floor has two spacious bedrooms. The primary bedroom includes double closets and a built-in vanity. The oversized main bathroom connects to the primary bedroom and features a large soaker tub and separate shower. Recent updates include a newly built back deck and a new furnace installed in 2024, along with an updated main bathroom. The fully finished lower level adds even more living space with a large recreation room that could be used as a family room, home gym, or converted into an extra bedroom. A spacious second full bathroom completes the lower level. The attached double garage offers secure parking and extra storage. This well-kept home is in a quiet, family-friendly complex close to schools, transit, walking paths, and shopping. Strathcona Park is known for its strong sense of community and easy access to downtown and the mountains. This is a great opportunity in a top Calgary location. Book your showing today!

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