



**755 Strathcona Drive SW  
Calgary, Alberta**

**MLS # A2275767**



**\$725,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Vaulted Ceiling(s)		

**Inclusions:** Shed, Bedroom TV Wall Mount & TV

Welcome to this well-maintained, original owner, two-storey family home located in the established community of Strathcona. The bright & open layout is enhanced by vaulted ceilings that create an inviting sense of space throughout the main level. The heart of the home features a beautiful white kitchen, a comfortable living room with a cozy fireplace, & a convenient main-floor laundry room. Upstairs, the spacious primary bedroom is complemented by two additional good-sized bedrooms & an open loft area—perfect for a home office, play area, or reading nook. The fully finished basement offers a large recreation room complete with a bar, making it an ideal space for entertaining or relaxing with family & friends. Step outside to enjoy the mature, fenced backyard with a large deck—perfect for summer gatherings. Additional highlights include a double attached garage & thoughtful updates such as a new fridge & stove (2023) & hot water tank (2022). Ideally located close to schools, a bus stop, & within easy walking distance to the C-Train station, this home offers excellent access to downtown & everyday amenities while being tucked into a quiet, family-friendly neighbourhood. You’ll love living here!