



GRASSROOTS
REALTY GROUP

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643 Strathcona Drive SW
Calgary, Alberta

MLS # A2277598



\$436,000

Division:	Strathcona Park		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, dishwasher, electric stove, hood fan, washer, dryer, garage door control(s) x2, garage door opener x2, window coverings, garage work bench, ceiling fans

OPEN HOUSE - SATURDAY, JANUARY 17, 2026 1:30 P.M. - 3:00 P.M. Welcome home to this beautiful townhome located in the highly desirable community of Strathcona Park. Flooded with natural light, this home effortlessly blends comfort, functionality, and charm. You're greeted by a generous foyer with access to both the upper and lower levels, setting the tone for the thoughtful layout throughout. The upper level features hardwood flooring, a spacious kitchen with granite countertops, plenty of cupboard space, and a sunny breakfast nook, perfect for starting your day. The kitchen also offers direct access to the private back deck, backing onto green space, ideal for morning coffee or evening relaxation. The adjacent dining area is perfect for everyday living and entertaining. The living room boasts large, vaulted ceilings, creating a bright and airy space, and features a cozy fireplace along with access to a private balcony, perfect for relaxing or entertaining. This level also offers two well-sized bedrooms, including a peaceful primary retreat with a massive walk-in closet, along with a conveniently located four-piece bathroom. The fully developed lower level provides additional living space with a comfortable recreation room, laundry area, and a three-piece bathroom, ideal for guests, movie nights, or a home office. An attached double-car garage adds everyday convenience and ample storage. This home is close to parks, off-leash parks, schools, shopping, transit, LRT station and a wide range of amenities, this home offers the perfect balance of natural light, comfort, and lifestyle. Pets are allowed with board approval.