



**8, 118 Strathcona Road SW
Calgary, Alberta**

MLS # A2280870



\$525,000

Division: Strathcona Park

Type: Residential/Five Plus

Style: Bungalow

Size: 1,333 sq.ft. **Age:** 1987 (39 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Double Garage Attached

Lot Size: -

Lot Feat: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 570

LLD: -

Zoning: M-CG d30

Utilities: -

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Clay Tile

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Inclusions: NA

Welcome to a home designed for comfort, ease, and peace of mind. This beautifully cared-for end-unit bungalow villa is located in the sought-after 55+ community of Horizon Village Strathcona in South West Calgary, where quiet living and a strong sense of connection come together. Here's an opportunity to experience maintenance-free living that features lawn care, snow removal and your garbage and recycling is picked right from your driveway! With over 1,300 sq ft of thoughtfully planned living space, this home offers two comfortable bedrooms and one and a half bathrooms, all conveniently arranged on one level for effortless day-to-day living. The bright kitchen provides generous space and a calm, welcoming atmosphere for relaxed daily routines, while the separate living and dining rooms create quiet, comfortable spaces to enjoy casual time with friends. Step outside to your private deck, a serene spot to enjoy fresh air and quiet moments. The expansive, undeveloped basement provides almost 1,200 sq ft of additional space—perfect for storage now, with flexibility for future needs. An amenities building within the complex supports an active, social lifestyle, while peaceful views of downtown Calgary add to the sense of calm throughout the community. A double attached garage with driveway offers secure parking and room for guests. With a new hot water tank installed in 2022 and a well-managed complex, this home offers a reassuring blend of comfort, simplicity, and lasting peace of mind. Book an appointment to see your future home today!