



GRASSROOTS
REALTY GROUP

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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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 570
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
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!