



GRASSROOTS
REALTY GROUP

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562 Strathcona Drive SW
Calgary, Alberta

MLS # A2281815



\$540,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,196 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: shed

Situated in the heart of prestigious Strathcona Park, this inviting 2-storey home offers over 1,400 sq ft of developed living space and exceptional value for growing families. Ideally located in a playground zone and directly across from the Strathcona ravine and pathway system, as well as baseball diamonds and soccer fields, this home blends lifestyle and location. A large front veranda enhances the home's curb appeal and warmly welcomes you inside. The bright and spacious main level features a functional open layout, highlighted by a kitchen complete with stainless steel appliances, full-height custom maple cabinetry, tile flooring, and a generous dining nook. The adjacent family room showcases bamboo flooring and a cozy wood-burning fireplace, framed by two large windows that flood the space with natural light. This level is finished with a 2-piece powder room and sliding patio doors leading to the rear deck and backyard, offering partial city views. Upstairs, you'll find three well-sized bedrooms, including a primary retreat with a walk-in closet, along with a full 4-piece bathroom. The professionally developed lower level provides a comfortable media room and convenient laundry area, adding flexible living space. Walking distance to schools and transit, with a short commute to downtown, major amenities, and the mountains, this is an outstanding opportunity to live in one of Calgary's most sought-after west-side communities.