



**113 Straddock Terrace SW  
Calgary, Alberta**

**MLS # A2283301**



**\$1,199,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, On Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, See Remarks, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Call Seller Directly

Welcome to 113 Straddock Terrace SW, a thoughtfully renovated residence in the established and highly sought-after community of Strathcona Park. This home offers the rare combination of comparable above-grade size to neighboring properties, paired with extensive recent upgrades, true functional basement living, and exceptional storage, making it a compelling long-term value. The main living areas feature engineered white oak flooring throughout, abundant natural light, and clearly defined yet connected spaces designed for comfortable daily living and entertaining. The layout offers multiple intentional zones rather than open voids, providing flexibility for families, professionals, and work-from-home needs. The kitchen has been fully updated with new cabinetry, quartz countertops, premium appliances, and a filtered water system serving the sink, refrigerator, and stove. Adjacent dining and living spaces flow naturally, offering both openness and separation where it matters. Upstairs, the primary suite is a private retreat with balcony access, a spacious ensuite, and an oversized walk-in closet that can easily function as a dressing room, office, or optional bedroom. Additional bedrooms and bathrooms are well proportioned and thoughtfully finished. The fully finished basement adds real, usable living space—ideal for a media room, recreation area, or guest accommodation—and is complemented by heated crawl-space storage, allowing seasonal and household items to be stored without sacrificing living areas. Outside, the southwest-facing pie-shaped lot is a standout feature, offering rare privacy, mature trees, and multiple outdoor seating areas. Whether entertaining or enjoying quiet evenings, the yard feels secluded and established—something that cannot be recreated through renovation. Major Upgrades (2025): New water lines

New furnace & central air conditioning New engineered white oak flooring New kitchen cabinetry, appliances & fixtures Updated bathrooms with new tile and vanities New exterior stucco on all elevations New front door & garage door New carpet in basement Fresh interior paint throughout New lighting, faucets, and smart outlets Heated crawl-space storage areas This is a home for buyers who value certainty, privacy, and completed work&mdash;with no near-term capital projects required.