

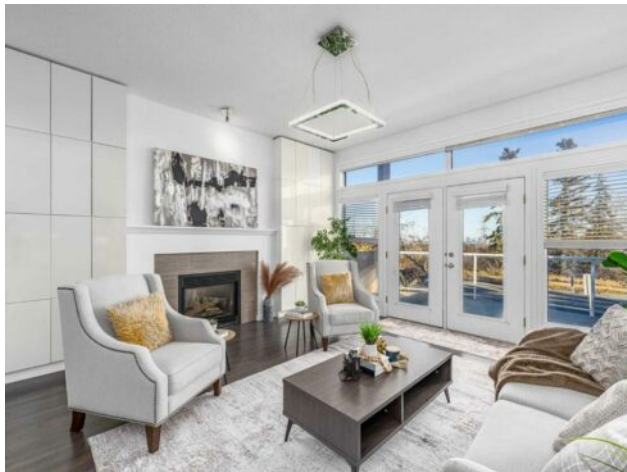


GRASSROOTS
REALTY GROUP

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5503 Strathcona Hill SW
Calgary, Alberta

MLS # A2284461



\$769,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Shed in the garage

Open House 2-4pm Saturday Feb 7th and 11am-3pm Sunday Feb 8th Step into a welcoming foyer that leads into a modern open-concept kitchen, seamlessly connected to the fully fenced backyard, creating an ideal space for everyday family living. The bright, south-facing living room is filled with natural sunlight and offers beautiful park views right across the street, along with stunning city views in the distance. A spacious dining area and an upgraded half bathroom complete the main level with both comfort and functionality. Upstairs, the primary bedroom is a true retreat, featuring breathtaking park and city views, making every morning feel fresh and inspiring. The modern primary ensuite, paired with a large walk-in closet, completes this stylish and private space. Two additional generously sized bedrooms share a modern full bathroom, ideal for family living. All three bathrooms have been updated, offering a clean, modern, and sparkling finish throughout the home. Recent upgrades include a new furnace (2025), a new refrigerator (2024), new kitchen cabinet doors and handles (2026), and freshly painted walls in various areas of the home (2026), providing peace of mind and a move-in-ready experience. Conveniently located just 1 minute from Bow Trail, daily commuting to downtown is effortless. Sarcee Trail is only 2 minutes away, with Stoney Trail within 5 minutes, offering quick access to all areas of the city. Families will appreciate the excellent school options nearby, including Ernest Manning High School, one of the top-ranked high schools in the city, along with nearby primary and secondary schools. With a park directly across the street, numerous parks, green spaces, and walking trails throughout the community, this home is located in one of the most desirable neighbourhoods in Calgary, offering an exceptional balance of lifestyle, convenience,

and views.