



**1409 Strathcona Way**  
**Strathmore, Alberta**

**MLS # A2293306**



**\$446,900**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this well-maintained semi-detached bi-level offering over 1,600 SQ.FT of total developed living space in the desirable community of Strathaven in Strathmore. Situated in a quiet, family-friendly neighborhood near parks, schools, and everyday amenities, this property combines comfort, practicality, and excellent value. This home is ideal for first-time buyers, growing families, downsizers, or investors seeking a property with income potential. The layout provides two developed levels with separate living areas. The main level features a bright open-concept design with a welcoming living room, spacious kitchen and dining area, two bedrooms, a full 4-piece bathroom, and convenient upper-level laundry. Recent updates including new flooring and fresh interior paint give the home a refreshed and modern feel. The fully developed lower level includes a finished illegal suite with a private side entrance, providing additional accommodation for extended family or potential rental income. This level offers a second kitchen, two bedrooms, a full bathroom, and generous storage space. Important updates include a new roof installed in 2025 and a hot water tank replaced in 2019. Step outside to enjoy the west-facing fenced backyard, ideal for relaxing evenings, pets, or gardening. The property also includes a single attached enclosed garage, plus additional exterior parking space. The main level is vacant and available for showings, while the lower level is currently tenant-occupied (24-hour notice required). Conveniently located minutes from Walmart, Sobeys, Calgary Co-op, Starbucks, PJs Diner, Rocky's Bakery, Cozy Cup Cafe, and nearby recreation areas such as Strathmore AG Campground and Dinosaur Sledding Hill. Nearby schools include Wheatland Elementary, Crowther Memorial Junior High, and Strathmore High School.

This lovely bi-level blends comfort, functionality, and investment potential &mdash; a wonderful opportunity to enjoy small-town living with big value.