



**100 Strathcona Close SW  
Calgary, Alberta**

**MLS # A2294740**



**\$669,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, No Animal Home, Pantry, Separate Entrance, Stone Counters		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

This charming Strathcona Park bungalow is a fantastic find for a young family or a savvy investor. The location is unbeatable, offering walking distance to the C-Train, schools, parks, and stunning ravine pathways, while providing a quick commute to downtown and access to major roadways. Inside, the bright and sunny living area features hardwood floors, a cozy wood-burning fireplace, and a modern white kitchen with stainless steel appliances and Corian counters. The main floor includes a spacious primary bedroom with a 2-piece ensuite, two additional bedrooms round out the main floor. The finished basement offers even more space with a large rec room, an additional bedroom, a 3 piece bathroom, and a massive storage area. Outside, the property is a true retreat for those who love to entertain, featuring a private southwest-facing brick patio surrounded by mature landscaping. The standout feature is the unique rooftop deck above the garage, offering a private sunny oasis for summer relaxation. This is an excellent opportunity to move into a well-established neighborhood and start enjoying the Strathcona lifestyle immediately. All deposits made using Payload, see supplement for instructions.