



**16 Straddock Crescent SW
Calgary, Alberta**

MLS # A2297214



\$874,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home

Inclusions: n/a

Open house 1-3 Saturday April 4 and 3-5 Sunday April 5 Welcome to Strathcona Park – one of Calgary's most established and SOUGHT AFTER southwest communities. Known for its quiet, tree-lined streets, family friendly parks, and QUICK access to downtown, this neighbourhood combines natural beauty with urban ease. Top rated schools, walking trails, and proximity to shops and amenities make Strathcona Park highly desirable. You will be immediately impressed from the moment you arrive by the beautiful curb appeal. Once you enter this IMMACULATE home, you will notice the abundance of natural light flowing through with the high ceilings and all the windows. The main level features a formal living room, dining room, spacious kitchen with GRANITE countertops, newer appliances, and an eating area, a sunken family room with a cozy FIREPLACE, a BEDROOM and a bathroom. Upstairs, you will find 4 bedrooms, including a primary bedroom with a full ENSUITE and an additional bathroom. The WALKOUT basement is FINISHED with a large family/rec room, 2 additional bedrooms, another bathroom, and plenty of storage. The large fenced backyard comes complete with a DECK; ready for you to enjoy! Some of the recent upgrades include: Poly B was REPLACED in 2025, new roof in 2018, and new furnaces installed on Dec 24, 2019. Several windows were replaced in 2012–2013, with kitchen windows replaced in 2022. Exceptional value! Don't miss out on this opportunity to own an extremely well-maintained home in the highly SOUGHT AFTER community of Strathcona Park.