



**20, 448 Strathcona Drive SW  
Calgary, Alberta**

**MLS # A2302058**



**\$550,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,955 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Filtration system at bar sink, Safe

Welcome to this beautifully updated end-unit condominium in the highly sought-after community of Strathcona Park SW. This spacious three-level split offers 3 bedrooms and a thoughtfully designed layout that blends comfort, style, and functionality—perfect for modern living. The main level features a versatile den, ideal for a home office or flex space, along with a stunning custom kitchen renovation showcasing high-end appliances, bespoke cabinetry, and exceptional attention to detail. Rich hardwood flooring adds warmth and continuity throughout the home. Upstairs, the primary retreat is a standout, complete with a walk-in closet featuring custom cabinetry and a fully renovated ensuite. All bathrooms in the home have been recently updated, offering a fresh, contemporary feel. Enjoy cozy evenings by one of two wood-burning fireplaces, both equipped with convenient gas lighters. Mechanical upgrades provide peace of mind, including a new furnace, hot water tank, and air conditioning system installed in 2023, along with a radon reduction system (approx. \$4,000 value) and an upgraded electrical panel completed 5 years ago. Additional highlights include a large storage room with a full-size safe, extra crawl space storage in the attached double garage, and a brand-new Samsung washer and dryer (2025). Outdoor living is equally impressive with two outdoor decks—one southeast-facing for morning sun, and a second, more private rear deck backing onto green space. A perfect location - enjoy direct access to city walking paths and a serene natural setting. Ideally located, this home offers quick access to downtown (approximately 10 minutes), the University of Calgary, and major routes leading west to the mountains—making weekend escapes effortless. A rare opportunity to own a turnkey home in an established, family-friendly

community.