



747 STRATHCONA Drive SW
Calgary, Alberta

MLS # A2148538



\$900,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Private, Rectangular Lot		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Separate Entrance, Skylight(s), Storage		

Inclusions: Dishwasher, Electric Stove, Range Hood Fan, Refrigerator, Washer & Dryer (basement suite)

Welcome to this charming BUNGALOW that seamlessly blends comfort, convenience, and investment potential. A standout feature of this home is the LEGAL SUITE, perfect for generating extra income or accommodating multi-generational living. Natural light fills the interior, enhanced by a skylight that creates a spacious and inviting atmosphere. Upon entry, you're greeted by two generously sized living rooms, ideal for family gatherings or entertaining guests. Most windows have been upgraded to TRIPLE PANELS, providing enhanced insulation against cold weather and noise disturbances. The kitchen boasts GRANITE countertops and STAINLESS-STEEL appliances, adding both style and functionality. The upper-level features three spacious bedrooms and two full bathrooms, while the lower level offers two bedrooms and a large den. Located in the highly desirable west side of Calgary, this property enjoys close proximity to Sarcee Trail and 17 Ave, providing easy access to downtown and beyond. Just an 8-minute walk to the C-Train LRT station and West Market Square Shopping Mall, convenience is at your doorstep. This home is in the popular school district of ERNEST MANNING HIGH SCHOOL, which offers the AP program. Don't miss out – schedule your showing today before this remarkable property is sold!