



GRASSROOTS
REALTY GROUP

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184 Strathaven Circle SW
Calgary, Alberta

MLS # A2208355



\$600,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,347 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Landscaped, Other, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Storage		

Inclusions: N/A

RARE OPPORTUNITY *** Walk-Out Villa with DOUBLE attached garage in Strathcona. *** WALKING distance to community parks & pathways, local shopping, great pubs and eateries are all around. *** PLUS, it is only a 10 minute commute to downtown and has great access to all the major traffic arteries. TRULY a very desirable location and community along the west side! *** This is a large 2-bedroom 2-bathroom unit upstairs -AND- a third bedroom and bathroom downstairs. *** LOCATED just two doors from the beautiful double level Club House - called "the Villa" which is a great place to meet with your community friends and/or neighbours -OR- host your own family and/or friends function/s at a minimal charge. It is well equipped with kitchens up & down - lounge and dining areas - pool table and other games -PLUS- a large outdoor deck with city escarpment views and a covered patio deck: ALL this is included in your CONDO FEES! *** WALKING into this unit just feels like home. A good-sized living room with fireplace just off the front entrance, a formal dining area or office if need just off the kitchen, a very bright and airy kitchen & eating area with tons of natural light & a patio door to great bar-be-queuing deck. The primary bedroom is a nice size with ample closets and an full ensuite. The secondary bedroom has great views and good size closet. *** DOWNSTAIRS is a walkout basement, with a huge games room family room and patio doors to a cover deck area, There is a good size third bedroom with a full bathroom next door. *** LOADS of room for storage and a HOBBY room if you so desire. *** DON'T miss out - call your favorite Realtor to view -OR- come by the "OPEN HOUSE" on Saturday April 12th or Sunday April 13th and come by to "CHECK-it-OUT";

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