



**GRASSROOTS**  
REALTY GROUP

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**116 Strathcona Close SW**  
**Calgary, Alberta**

**MLS # A2209232**



**\$829,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Located in the heart of Calgary's desirable Strathcona Park, this stylish 3-bedroom, 3.5-bathroom home blends classic character with fresh, modern updates. Built in 1980 and updated with gorgeous finishes, it features a bright, functional layout, a fully finished basement, and plenty of family living or entertaining space. Enjoy the quiet, tree-lined streets, excellent top-rated schools, and easy access to downtown—this is West Calgary living at its best! Move-in ready and full of personality. This one's a must-see!