



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**33, 448 Strathcona Drive SW**  
**Calgary, Alberta**

**MLS # A2209482**



**\$564,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 666
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, French Door, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage remotes, window coverings.		

#33, 448 Strathcona Drive SW | Updated End Unit in Strathcona Park This beautifully maintained 3-bedroom, 3.5-bath end unit offers over 2,200 sq. ft. of developed living space in the highly desirable community of Strathcona Park. Nestled in a quiet, well-run complex, this home features extra privacy, abundant natural light, and access to the largest shared yard in the development. The main level showcases custom wainscoting, a two-tone staircase, and a renovated kitchen with quartz counters, stainless steel appliances, a farmhouse sink, custom walnut shelving, and built-in banquette seating. The spacious living room spans the width of the home with a floor-to-ceiling stone fireplace and opens to a large dining area. Step out to the upper-level deck—perfect for morning coffee or evening relaxation. Upstairs, the primary suite includes French doors, a wood-burning fireplace, a sitting/office area, and a 5-piece ensuite. A second bedroom with a large walk-in closet, and an additional full bath complete the upper floor. The fully finished walkout basement has an industrial vibe with luxury vinyl plank flooring, a gas fireplace, a wet bar, and a renovated full bath with tiled shower. A third bedroom, rec/living space, and access to a rear patio with gas line for BBQ or fire table make this level ideal for guests, teens, or an in-law suite. Additional perks include a 21' x 21' heated double garage, updated lighting, and move-in ready condition with room for your personal touch. Close to parks, schools, transit, shopping, and offering quick access to downtown—this home blends comfort, style, and location.