



GRASSROOTS
REALTY GROUP

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

**38, 118 Strathcona Road SW
Calgary, Alberta**

MLS # A2211438



\$524,900

Division:	Strathcona Park		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	1,129 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Close to Clubhouse		

Heating:	Mid Efficiency, Fireplace(s), Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 617
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

This 1128 sq.ft villa bungalow with walkout basement is ideally situated in the heart of Strathcon Park adjacent to a ravine, walkway and park area. The unit features an open plan with lot of windows to provide a bright atmosphere on the main level. The large living room/dining room combo has hardwood floors and a corner gas fireplace. The Primary Bedroom features a large walkin closet and a 4 piece bath with a corner jetted tub. The walkout basement features a large rec room with a corner gas fireplace, wet bar, 2nd bathroom, 2nd bedroom, laundry area and extra storage area. The property is dated and will require updating. The 20ft x 20ft garage offers shelves and storage area as well. This end unit is well situated within the complex, close to the club house and the exit from the complex. The property is vacant and ready for immediate possession.