



**GRASSROOTS**  
REALTY GROUP

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## 9 Strathcona Crescent SW Calgary, Alberta

**MLS # A2211665**



# \$645,000

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Full, Walk-Out To Grade
<b>Exterior:</b>	Metal Siding , Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** storage sheds in yard

Imagine living in the highly sought after community of Strathcona Park, tucked away on a peaceful, family friendly street. This lovely home offers modern updates, thoughtful design, and an unbeatable location, making it the ideal place to call home. From the moment you step inside, you're greeted by a bright, inviting atmosphere. The laminate flooring throughout the main level complements newer paint, creating a warm and welcoming space. The main floor is designed with an easy flow, with a large kitchen and plenty of cabinetry and a large living room and dining area - perfect for everyday living and entertaining guests. Upstairs, the home continues to impress with three generously sized bedrooms. The primary retreat offers a spacious layout, a large closet, and a fully renovated bathroom just outside of the bedroom. Two additional large bedrooms, along with another beautifully updated full bathroom, provide ample space for children, guests, or even a home office. The updated walkout basement is one of the standout features of this home. Flooded with natural light from the south facing backyard, this versatile space offers a cozy gas fireplace, a large living area, an office space (currently being used as a bedroom). Additionally, it includes a 3 piece bathroom and a kitchenette with sink, making it the perfect area for extended family, guests, or even a private teen retreat. Outside, the home truly shines with its sun drenched, south facing backyard with city views! Enjoy this private oasis where you can relax, entertain, or simply enjoy the sunshine throughout the year. Located within walking distance to top rated schools, scenic ravines, parks, and Calgary's expansive bike and walking path system, this home is also just a short drive or quick LRT ride to downtown. Whether you're a family, a professional, or anyone looking to enjoy a well-connected and vibrant

community, this home has everything you need. Homes like this one in Strathcona Park are rare, and they don't last long. Don't miss the chance to make this exceptional property yours!