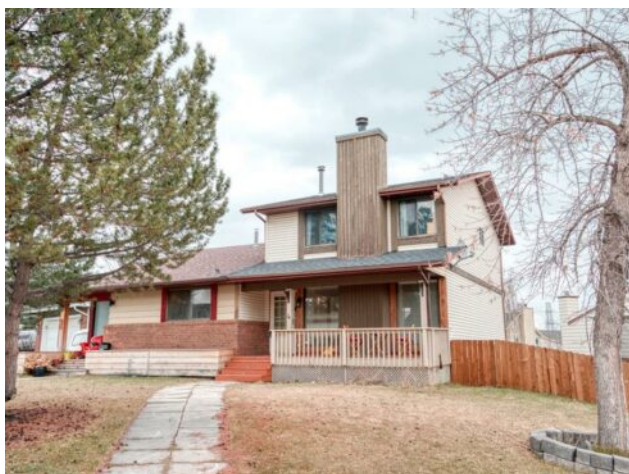


4 Strathcona Crescent SW Calgary, Alberta

MLS # A2213479



\$599,900

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,225 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Dishwasher, Dryer, Stove, Microwave, Refrigerator, Washer, Window Coverings, Garage Door Opener with 1 Control

Welcome to this BEAUTIFUL home in the highly sought-after community of Strathcona Park! This 3-bedroom, 2-bath semi-detached house features a BRIGHT living room with large windows and a cozy wood-burning FIREPLACE for those cold winter nights. The spacious kitchen offers plenty of room to cook and entertain, with recently upgraded STAINLESS STEEL appliances and a dining area with patio doors that lead to your large DECK. A 3-piece washroom completes the main level. Upstairs, you'll find 3 well-appointed bedrooms and a 4-piece washroom. The Primary bedroom includes a generous walk-in closet. The basement offers a finished flex space and tons of STORAGE. Outside, enjoy the deck overlooking a nicely sized yard and an oversized single detached GARAGE. Recent upgrades include a NEW ROOF and TANKLESS WATER HEATER! This home is just a short walk to the LRT, close to shopping, and located near some of the area's best schools. Strathcona Park is known for its 23-hectare Environmental Reserve, complete with ravines, off-leash areas, and bike paths—truly an Urban Oasis!