

**66, 39 Strathlea Common SW
Calgary, Alberta**

MLS # A2215757



\$609,900

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,070 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 340
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

OPEN HOUSE- Saturday 10 MAY from 11:00Am till 1:30 PM. Welcome to this elegant and thoughtfully designed freshly painted duplex located in the prestigious community of Strathcona Park in Calgary. This stunning home offers a perfect blend of luxury, comfort, and functionality, featuring 3 spacious bedrooms, 2.5 bathrooms, a bonus room, and an attached double car garage. Step inside to a bright and inviting main floor that showcases rich hardwood flooring, a granite kitchen island, and a state-of-the-art kitchen complete with a huge walk-in pantry—ideal for culinary enthusiasts. The open-concept layout also includes a cozy fireplace, formal dining area, and main floor laundry for added convenience. Step out onto the deck and enjoy your private outdoor space. Upstairs, you’ll find a large bonus room, two generously sized bedrooms, and a full bathroom. The primary suite is a true retreat, featuring a walk-in closet, and a luxurious en-suite bathroom with a standing shower and soaker tub. Strathcona Park is known for its mature trees, scenic walking trails, and peaceful residential charm. The community offers quick access to downtown Calgary, excellent schools, nearby shopping centers, and Westside Recreation Centre. Convenient public transportation options, including 69th Street LRT Station, make commuting effortless. Don’t miss your chance to live in one of Calgary’s most sought-after communities—this home offers a lifestyle of comfort, elegance, and convenience.