

# \$609,900 - 8 Strathclair Rise Sw, Calgary

MLS® #A2208169

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.11 Acres

Strathcona Park, Calgary, Alberta

This spacious 4-level split home in the desirable Strathcona Park community offers nearly 2300 sq ft of developed space and is located close to ravine walking paths, playgrounds, schools, and transit, with easy access to downtown and the mountains. The main floor features a sunny open living and dining area, a kitchen with updated granite counters and stainless steel appliances, and a cozy breakfast nook. Upstairs, the large master bedroom includes ample closet space and a 3-piece en-suite with a newer vanity, while the second bedroom and renovated third bedroom share a modern family bathroom. The lower level offers a huge family room with a wood-burning fireplace and patio doors leading to the yard, plus a powder room and laundry area. The developed basement provides space for a rec room or media room, ready for your personal touch. Recent updates include new carpet and vinyl plank flooring, and spray foam insulation in the attic to help reduce energy bills, furnace replaced in 2021, Hot water heater replaced in 2022. The good-sized yard features a patio area, with a terraced space perfect for a deck. With a single carport, parking for three cars, and a quiet street, this home offers both comfort and convenience. Don't miss out—schedule a viewing today!

Built in 1979

## Essential Information



MLS® #	A2208169
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	8 Strathclair Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1G4

### **Amenities**

Parking Spaces	2
Parking	Carport, Covered, Front Drive

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.