

# \$810,000 - 783 Strathcona Drive Sw, Calgary

MLS® #A2221921

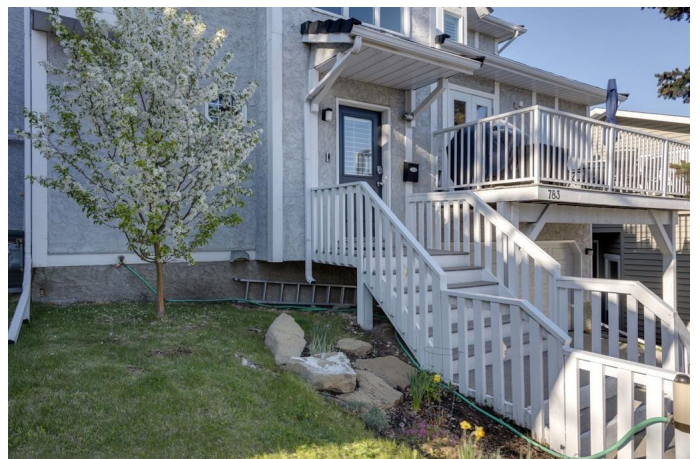
**\$810,000**

4 Bedroom, 3.00 Bathroom, 1,959 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Welcome to a truly remarkable home nestled in the highly sought-after community of Strathcona Park, where the lush backdrop of Strathcona Eco Park creates an idyllic setting. This home exudes timeless charm with a layout designed for functionality, elegance, and comfort. From the moment you step inside, the welcoming terracotta-tiled foyer effortlessly flows into maple hardwood flooring, setting the tone for the tasteful interiors to come. The main level boasts a delightful sitting room, featuring a wood-burning fireplace that invites you to relax and unwind. Extended patio doors lead to a newly stained deck, an ideal retreat for outdoor relaxation, surrounded by mature trees and serene green space that provides unparalleled privacy offering multiple seating areas. An added convenience on this level is the spacious laundry room, thoughtfully designed with pocket doors connecting it to the half bath. Ascend a level to find a light-filled open plan living space, where the living room, dining area, and kitchen seamlessly unite. The redesigned kitchen boasts vaulted ceilings, stylish two-tone cabinetry, and sharp granite countertops. The oversized island not only provides additional cupboard space but also includes a bar fridge for added convenience. Stainless steel appliances and classic subway tiles complete this sophisticated space, which also offers access to a south-facing balcony, perfect for alfresco dining and summer barbecues. The upper level delights with natural light pouring



through a stunning feature radius window, highlighting the unique built-in planters that thrive in this space. Two spacious bedrooms, one currently utilized as a home office, and a beautifully renovated family bathroom adorned with white subway tile and marbled tiled flooring. A few steps lead to the impressive master retreat, where plantation shutters frame picturesque park views. This serene space includes a walk-in closet and a modern en-suite bathroom with an indulgent walk-in shower. The lower level offers additional functionality, with a fourth bedroom and direct access to the garage. Immaculately maintained throughout, this home features new triple-glazed windows, AC and rubber hail proof roof for added comfort. Step outside to the breathtaking back yard which provides direct access to nature walks making it the perfect escape for outdoor enthusiasts. Situated in the vibrant community of Strathcona Park, residents benefit from fantastic amenities, including tennis and pickleball courts, a skating rink, a community centre and schools. Convenient shopping options are just minutes away, complemented by an easy commute to the mountains, downtown and the nearby LRT station. This enchanting home truly offers a seamless blend of nature, convenience, and luxurious living.

Built in 1985

**Essential Information**

MLS® #	A2221921
Price	\$810,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,959
Acres	0.12

Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	783 Strathcona Drive Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1N8

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Rectangular Lot

Roof	Rubber
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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