

# \$799,000 - 39 Strandell Crescent Sw, Calgary

MLS® #A2241154

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.10 Acres

Strathcona Park, Calgary, Alberta

Welcome to 39 Strandell Crescent SW â€” a beautifully redesigned corner-lot home in one of Calgaryâ€™s most desirable southwest communities. This fully renovated 4-level split offers over 2,100 sq ft of developed living space, blending high-end finishes, smart design, and exceptional access to the outdoors.

Located directly across from the Rotary/Mattamy Greenway, Canadaâ€™s largest urban pathway and park system spanning over 138 kilometres, enjoy immediate access to scenic multi-use trails, a massive off-leash dog park, and beautiful downtown skyline views â€” with Edworthy Park just down the path.

Inside, you're welcomed by vaulted ceilings with custom shiplap-style paneling, wide-plank flooring, and an open-concept layout. The fully updated kitchen features quartz countertops, two-tone cabinetry, subway tile backsplash, new high-end appliances, and a bold black apron-front farmhouse sink overlooking the city. Off the dining area, step onto the new composite front deck with aluminum and tinted glass railings, overlooking the low-maintenance landscaped front yard.

The upper level features three well-designed bedrooms, including a primary suite with private 3-piece ensuite, and an updated



4-piece main bath. The third level offers a spacious second living area with a wood-burning fireplace (with gas line assist) for cozy evenings, an updated 3-piece bathroom with new washer & dryer, and a large fourth bedroom with its own private entrance – ideal for multigenerational living, guests, or those seeking space for independent use with separate access.

The basement level includes a versatile flex room, storage area, and utility space – perfect for a home gym, office, or media room.

Recent upgrades include:  
All new windows, siding, and fencing.  
2-year-old high-efficiency furnace.  
Tankless hot water heater.  
Motorized Zebra blinds in the living room and custom window coverings throughout.  
Fully fenced backyard with alley access.

Located near top-rated schools, parks, shopping, and transit, with quick access to downtown and the mountains, this move-in-ready home offers a rare balance of style, location, and lasting value.  
Don’t miss your opportunity – book your private showing today!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241154    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,206       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 39 Strandell Crescent Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 1K8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings                   |
| Heating           | Central, Fireplace(s), Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Family Room, Gas, Wood Burning, Masonry                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade, Crawl Space                                                                                                |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Irregular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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