

## 4 Strathcona Crescent SW Calgary, Alberta

**MLS # A2213479**



**\$580,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**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!