

**8, 118 Strathcona Road SW**  
**Calgary, Alberta**

**MLS # A2309842**



**\$475,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to a home designed for comfort, ease, and peace of mind. This beautifully maintained end-unit bungalow villa is located in the sought-after 55+ community of Horizon Village Strathcona in Southwest Calgary, where quiet living and a strong sense of community come together. Enjoy true maintenance-free living, with lawn care, snow removal, and garbage and recycling conveniently collected right from your driveway. Offering over 1,300 sq ft of thoughtfully designed living space, this home features two comfortable bedrooms and 1.5 bathrooms, all conveniently arranged on one level for effortless day-to-day living. The bright kitchen provides generous workspace and a calm, welcoming atmosphere for relaxed daily routines. Separate living and dining rooms create comfortable, inviting spaces for quiet evenings or casual visits with friends. Step outside to your private deck, a peaceful spot to enjoy fresh air and quiet moments. The expansive undeveloped basement offers nearly 1,200 sq ft of additional space, ideal for storage now with flexibility for future development. Residents also enjoy access to an amenities building that encourages connection and activity, along with beautiful views of downtown Calgary from within the complex. A double attached garage with driveway provides secure parking and room for guests. With a new hot water tank installed in 2022 and a well-managed complex, this home offers a reassuring blend of comfort, simplicity, and lasting peace of mind. Book your private showing today and experience the lifestyle this welcoming community has to offer.