

114 Strathlorne Mews SW
Calgary, Alberta

MLS # A2310453



\$424,000

Division:	Strathcona Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, No Back Lane, See Remarks, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: 2 Garage Door Openers

Nestled on a quiet cul-de-sac in the highly sought-after community of Strathcona Park, this bright reverse two-storey home offers over 2,248 sq. ft. of developed living space, unbeatable city views, vaulted ceilings, and a functional walkout layout designed for comfortable living and entertaining. This home presents an exceptional opportunity in one of Calgary's most established westside communities. Known for its mature trees, ravines, scenic walking and biking pathways, and welcoming community feel, Strathcona Park remains one of Calgary's most desirable westside neighbourhoods. Residents enjoy quick access to top-rated schools, parks, shopping, restaurants, coffee shops, the C-Train, and an easy commute to downtown — approximately 15 minutes away. Convenient access to Bow Trail and Stoney Trail makes getting around the city effortless. The bright and spacious main floor is filled with natural light and showcases stunning city views from the open living room featuring soaring vaulted ceilings and a cozy wood-burning fireplace. The spacious dining area is ideal for hosting family and friends, while the kitchen offers ample cabinetry, newer appliances replaced within the last few years, and a sunny eating nook. Large sliding doors off the living room lead to an expansive upper balcony — the perfect place to enjoy your morning coffee or unwind in the evening while taking in the sparkling city skyline. A convenient powder room is located just off the entrance from the double attached garage, which also features two brand new garage door openers. The lower walkout level features a large guest bedroom that could easily function as a home office, complete with sliding door access to a private patio. The spacious primary bedroom offers room for a king-sized bedroom-suite and includes his-and-hers closets along with a

5-piece cheater ensuite. Full-sized laundry facilities complete this level. The basement provides excellent additional living space with a large recreation room, abundant storage, and a separate area perfect for a hobby room or home office. Additional updates include a furnace replacement completed approximately in 2010 and a new hot water tank installed in 2025. This home awaits your finishing touches and offers an incredible opportunity to personalize a property with outstanding bones, breathtaking views, and an unbeatable location in one of Calgary's most established and sought-after communities. Book your private tour today!