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35, 39 Strathlea Common SW Calgary, Alberta

MLS # A2352468

$640,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,977 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 360
Basement:	Full	**LLD:**	-
Exterior:	Stone, Veneer, Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island, Quartz Counters		

Inclusions: Window Coverings, storage container on the back patio, some furniture in the basement.

Welcome to an incredible location in Strathlea Common, in the heart of Strathcona Park, where an established west-Calgary community meets exceptional space, privacy and versatility. Offering just over 2,700 sq. ft. of developed living space across three levels, this beautifully maintained townhome features a fully finished basement completed in 2023, a double attached garage and a private backyard with no neighbours directly behind. Beautiful hardwood flooring welcomes you into a spacious formal dining area, ideal for gathering with family and friends. The inviting living room features a fireplace with a mantel and a large window overlooking the backyard. Step outside to the deck for summer dining, morning coffee or relaxing evenings outdoors. The well-appointed kitchen offers ample cabinetry and counter space, a centre island with a quartz countertop and a convenient walk-through pantry. A window above the kitchen sink provides a pleasant view of the backyard, bringing natural light into the space and making everyday tasks a little more enjoyable. A half bath, main-floor laundry and mudroom with direct access to the double attached garage complete this thoughtfully designed level. Upstairs, a generous bonus room provides flexible space for a media area, home office or playroom. The spacious primary retreat includes a large walk-in closet and ensuite with a soaker tub and separate oversized shower. Two additional bedrooms and a four-piece bathroom complete the upper floor. The fully developed basement, completed in 2023, is a standout feature. With a spacious recreation area and an additional bathroom, it creates valuable room for movie nights, fitness, hobbies, guests or simply spreading out. Three finished levels provide exceptional flexibility for today's evolving lifestyles. Strathcona Park is a mature, sought-after west-Calgary community celebrated

for its established streetscapes, beautiful green spaces and convenient access to outstanding amenities. Explore the natural beauty of the nearby Strathcona Ravines, where pathways and green spaces offer opportunities to walk, run, and enjoy the outdoors. Families will appreciate access to nearby schools, along with plans for a new high school in west Calgary. The popular Westside Recreation Centre is conveniently located nearby, offering fitness facilities, swimming, skating and recreational programs for all ages. Shopping, dining and everyday essentials are easily accessible at Westhills Shopping Centre, Signal Hill and Aspen Landing, providing an excellent selection of retail stores, restaurants, grocery shopping and services just minutes from home. With convenient access to Bow Trail, Sarcee Trail, Stoney Trail and the West LRT, commuting throughout Calgary is straightforward. For outdoor enthusiasts, the desirable west-side location also provides an excellent starting point for weekend adventures in Kananaskis, Canmore and Banff.

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