

# \$1,150,000 - 41 Strathridge Crescent Sw, Calgary

MLS® #A2206192

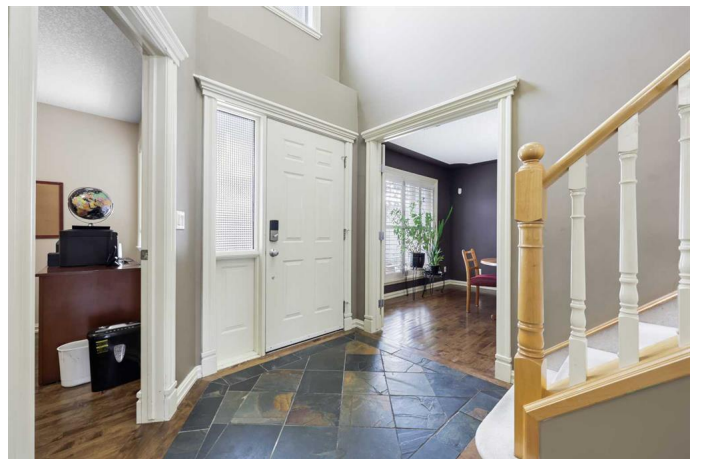
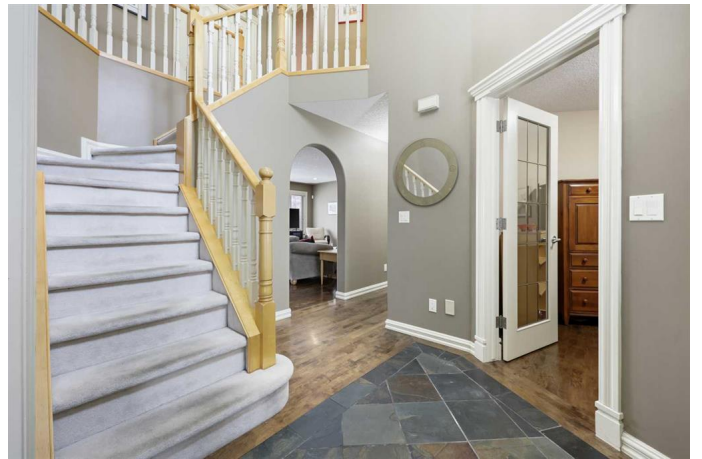
**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

\*\*\* OPEN HOUSE Sat Apr 12, 2025 2pm - 4pm \*\*\* Nestled in a quiet cul-de-sac in the sought-after community of Strathcona Park, this beautifully updated two-storey home offers comfort, style, and functionality for modern family living. Boasting over 2000 sqft of living space, this air-conditioned home features 4 bedrooms, 3 bathrooms, a main-floor office, and a fully developed basement—perfect for growing families or those needing extra space. As you step inside, you're greeted by a bright and inviting flex room with elegant French doors, ideal for use as a formal dining room, sitting area, or even a playroom. The heart of the home is the stunning, upgraded kitchen, complete with a center island, breakfast bar, granite countertops, designer tile backsplash, and high-end stainless steel appliances. A second sink and built-in bar fridge make entertaining a breeze, while the spacious seating area and family room offer the perfect place to gather, complete with a cozy gas fireplace with slate accents. French doors lead to a large west-facing deck with glass panel railings, a gas line for easy BBQing, and a private, beautifully landscaped backyard—ideal for summer gatherings or simply unwinding after a long day. A stylish 2-piece powder room and a convenient main-floor laundry room complete this level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a luxurious 4-piece ensuite, featuring a jetted soaker tub and a separate shower—a perfect retreat at



the end of the day. Two spacious secondary bedrooms and a well-appointed full bathroom complete the upper level. The fully developed basement offers even more living space, including a huge recreation and great room with a second gas fireplace, a fourth bedroom, and a versatile workshop areaâ€”perfect for hobbies, crafts, or additional storage. Additional features include a newer furnace, a double attached garage, and a prime location within walking distance to top-rated schools, transit, parks, and everyday amenities. With its quiet location, functional layout, and impressive upgrades, this is an exceptional family home that offers unbeatable value. Donâ€™t miss your chance to make it yours!

Built in 1997

### **Essential Information**

MLS® #	A2206192
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,108
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Strathridge Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 3R9

### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Driveway, Garage Door Opener, Insulated, Concrete Driveway

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s), Jetted Tub

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Basement

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Cul-De-Sac, Paved

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 13

Zoning R-G

### **Listing Details**

Listing Office Greater Property Group

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