

# \$524,900 - 38, 118 Strathcona Road Sw, Calgary

MLS® #A2211438

**\$524,900**

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

This 1128 sq.ft villa bungalow with walkout basement is ideally situated in the heart of Strathcon Park adjacent to a ravine, walkway and park area. The unit features an open plan with lot of windows to provide a bright atmosphere on the main level. The large living room/dining room combo has hardwood floors and a corner gas fireplace. The Primary Bedroom features a large walkin closet and a 4 piece bath with a corner jetted tub. The walkout basement features a large rec room with a corner gas fireplace, wet bar, 2nd bathroom, 2nd bedroom, laundry area and extra storage area. The property is dated and will require updating. The 20ft x 20ft garage offers shelves and storage area as well. This end unit is well situated within the complex, close to the club house and the exit from the complex. The property is vacant and ready for immediate possession.

Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211438  |
| Price          | \$524,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,129     |
| Acres          | 0.00      |
| Year Built     | 1987      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Villa         |
| Status   | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 38, 118 Strathcona Road Sw |
| Subdivision | Strathcona Park            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 1P3                    |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Trash                                                            |
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Front Drive, Owned |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows                                                         |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Mid Efficiency, Standard                                                                                         |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                       |
| Fireplaces        | Brick Facing, Gas, Living Room, Mantle, Recreation Room                                                                                                 |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                                                                |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, BBQ gas line         |
| Lot Description   | Back Yard, Close to Clubhouse |
| Roof              | Clay Tile                     |
| Construction      | Stucco                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 15th, 2025  
Days on Market            2  
Zoning                      M-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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