

# \$850,000 - 56 Strathclair Place Sw, Calgary

MLS® #A2222003

## \$850,000

5 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.12 Acres

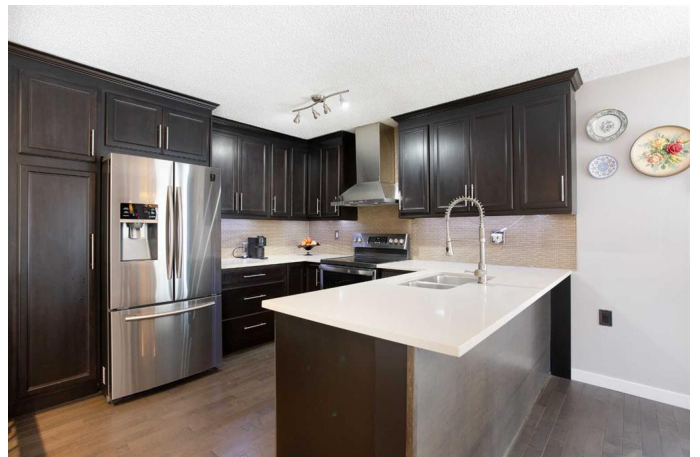
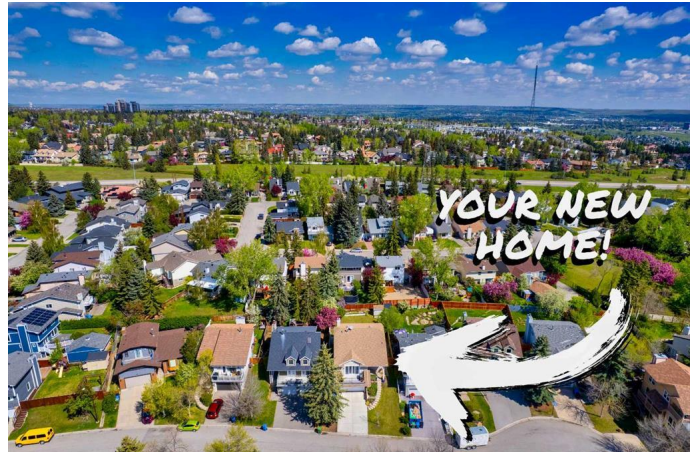
Strathcona Park, Calgary, Alberta

\*\*\*OPEN HOUSE - Saturday, June 28, 12:00 - 4:00\*\*\* Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the highly sought-after community of Strathcona Park. With over 2,000 sq ft of developed living space across a versatile 4-level split layout, this property is perfect for families or investors. Step into the bright main floor, where vaulted ceilings and newer hardwood floors create a warm and inviting ambiance. The updated kitchen boasts stainless steel appliances, sleek modern cabinetry, and generous counter space, perfect for cooking and entertaining. Walk out directly to a spacious deck, ideal for morning coffee or summer BBQs.

Upstairs, you'll find a spacious primary bedroom with a beautifully updated 3 piece ensuite with two closets. Two spare bedrooms rest just down the hall, next to a fully updated 4 piece common bathroom.

The lower level features a cozy family room with a real wood-burning fireplace, a third bathroom, and a flexible fourth bedroom or home office. The finished basement offers a fifth bedroom which is ideal for a guest room, gym, or recreation space.

Additional features include an attached double garage, a laundry/mudroom with side entrance, a large crawl space for ample storage, and a large backyard with a shed. Ideally located near top-rated schools, the LRT, Westside Rec Centre, and Stoney Trail, with easy access to the mountains and under 20 minutes to downtown.



Built in 1979

## Essential Information

MLS® #	A2222003
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,268
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	56 Strathclair Place Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1H1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 29th, 2025  
Days on Market        66  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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