

# \$830,000 - 12 Strathroy Bay Sw, Calgary

MLS® #A2241138

**\$830,000**

4 Bedroom, 4.00 Bathroom, 1,619 sqft

Residential on 0.14 Acres

Strathcona Park, Calgary, Alberta

Welcome to a lovingly cared for detached home that is tucked away on a quiet cul-de-sac. This home offers the perfect blend of comfort, size, and location. With 4 bedrooms and 3.5 bathrooms, it's ideal for families looking to settle into a well established, community oriented neighbourhood.

From the moment you walk through the doors, you'll notice how well maintained the home is: clean, bright, and thoughtfully cared for throughout the years. Skylights fill the space with natural light, while the layout offers plenty of room for both daily living and entertaining. The front patio is the perfect spot to enjoy morning coffee, and the beautifully kept yard offers privacy and room to relax or play.

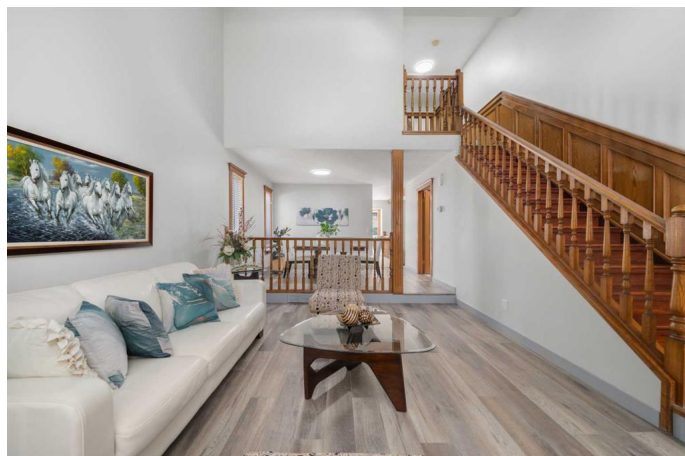
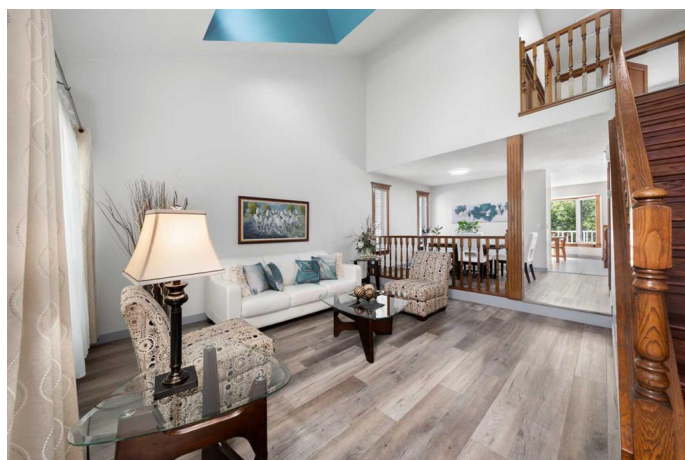
Located in one of Calgary's most desirable southwest communities, you're just steps from great schools, walking paths, parks, and quick access to shopping and downtown. This is a home where you can truly feel part of a neighbourhood - ready for its next chapter with new owners to make it their own.

Built in 1982

## Essential Information

MLS® # A2241138

Price \$830,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,619
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	12 Strathroy Bay Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3h1J9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Skylight(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Built-In Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Reverse Pie Shaped Lot

Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.