

# \$875,000 - 1374 Strathcona Drive Sw, Calgary

MLS® #A2256397

**\$875,000**

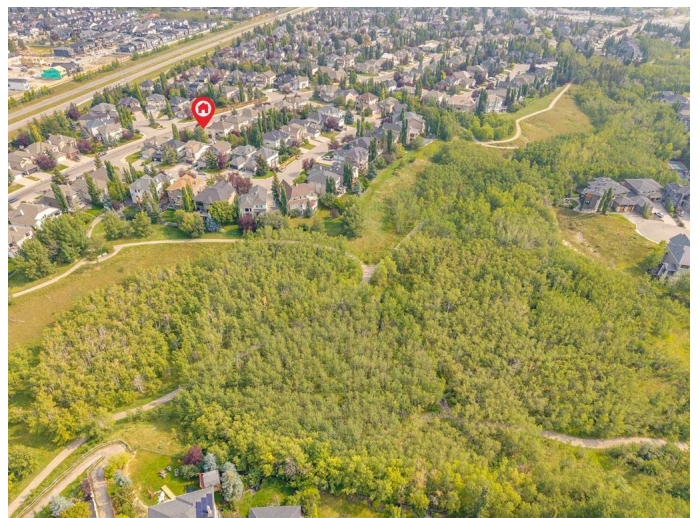
4 Bedroom, 3.00 Bathroom, 2,273 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Located in the desirable & established neighbourhood of Strathcona Park this 4 bedroom home is perfect for the active growing family. Over 2,200 sq ft of finished living space with an additional 1,000 of unfinished basement space, perfect for additional bedrooms or home theatre. The main floor of this home offers a large living room, home office and 2 pc bath off the front foyer. The updated kitchen with stainless steel appliances, island and pantry open to the dining nook and large family room with gas fireplace. The laundry/mud room is directly off the garage. Large windows throughout make this home bright and welcoming. The upper level is comprised of 4 generous sized bedrooms and a 4pc bath. The primary suite is complete with a large walk in closet and a 5 pc ensuite with jetted corner tub, walk in shower and double vanity. The large south facing back yard offers full day sun and is ready for your ideas! Steps to Dr Roberta Bondar School (K-6), transit and wooded pathway system. Close to all amenities and minutes to Aspen Landing Shopping Centre, Westside Recreation Centre, Webber Academy and Calgary Academy. 4 minutes to the 69th St C-Train station makes this the perfect home for commuting workers and students. Enjoy easy access to Bow Trail, 85th Street and the Stoney Trail Ring Road.

Built in 1999



## Essential Information

MLS® #	A2256397
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,273
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1374 Strathcona Drive Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4M1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
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