

\$650,000 - 65, 39 Strathlea Common Sw, Calgary

MLS® #A2226381

\$650,000

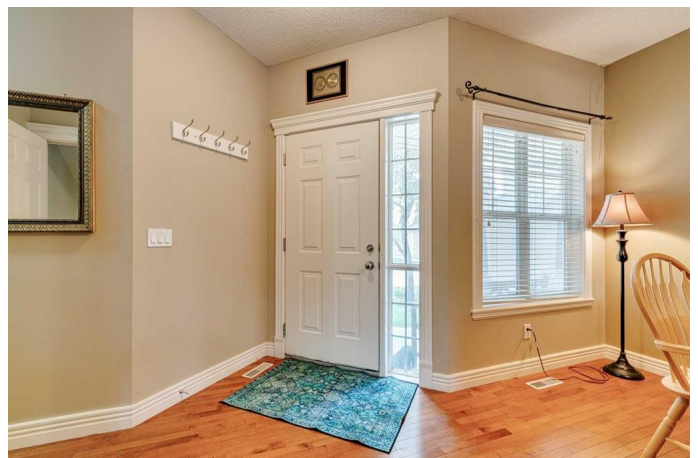
3 Bedroom, 4.00 Bathroom, 2,011 sqft

Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Welcome to this elegant 2-story end-unit townhome situated in the highly desirable community of Strathcona Park! Over 2900 sqft of developed living space, offering 3 bedrooms, 3.5 baths, and a professionally developed basement this home perfectly combines style, comfort, and functionality. Upon entering, you're greeted by 9-ft ceilings and a functional design that exudes warmth and sophistication. The spacious dining area flows into a cozy living room with a gas fireplace, perfect for entertaining or relaxing evenings at home. The adjacent kitchen features stainless steel appliances, granite countertops, a large island, and a walk-in pantry. The bright breakfast nook offers lovely views of the private west-facing backyard and deck, where you can enjoy summer evenings in peace. The upper level is a true retreat with a generous bonus room for family time or a dedicated play/entertainment area. The primary bedroom suite impresses with its walk-in closet and luxurious 4-piece ensuite, complete with a soaker tub and walk-in shower. Two additional oversized bedrooms and a 4-piece bathroom complete this level, providing ample space for family or guests.

The professionally developed lower level enhances your living experience, offering a versatile fourth bedroom or den, a 4-piece bath, and a spacious recreation room



perfect for a gym, media room, or home office. This property also includes a double attached garage and is nestled in an unbeatable location. Within walking distance to Dr. Roberta Bondar School (K-6), and close to transit, the LRT, and all the amenities of Aspen and West Springs shopping districts. Enjoy easy access to the West Ring Road, making commutes a breeze – you're just a short drive to downtown and less than an hour to the Mountains. Experience the perfect blend of urban connectivity and tranquil suburban living in a vibrant and family-friendly community. Don't miss this amazing opportunity – book your showing today!

Built in 2004

Essential Information

MLS® #	A2226381
Price	\$650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	65, 39 Strathlea Common Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 5P8
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Amenities

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	6
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
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