



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 STRATHEARN Gardens, Calgary T3H2R1**

MLS® #: **A2163369**      Area: **Strathcona Park**      Listing Date: **09/11/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1995**  
 Lot Information  
 Lot Sz Ar: **5,005 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,374**  
 Low Sqft:  
 Ttl Sqft: **1,374**

DOM

**8**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Landscaped,Views**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**      Construction: **Stucco,Wood Frame**  
 Heating: **High Efficiency,Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Convection Oven,Dishwasher,Electric Cooktop,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 8`6"	Den	Main	8`8" x 11`10"
Kitchen	Main	15`11" x 12`9"	Dining Room	Main	20`4" x 9`2"
Living Room	Main	15`8" x 15`3"	Bedroom - Primary	Main	13`10" x 15`5"
5pc Ensuite bath	Main	10`8" x 8`3"	Bedroom	Basement	11`4" x 16`4"
Family Room	Basement	14`9" x 26`6"	Bedroom	Basement	13`9" x 14`6"
4pc Ensuite bath	Basement	4`11" x 8`6"	Foyer	Main	9`1" x 8`9"
Laundry	Main	6`2" x 4`7"	Balcony	Main	13`9" x 8`1"

Furnace/Utility Room

Basement

17`9" x 22`7"

Legal/Tax/Financial

Condo Fee:  
**\$612**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **9511431**

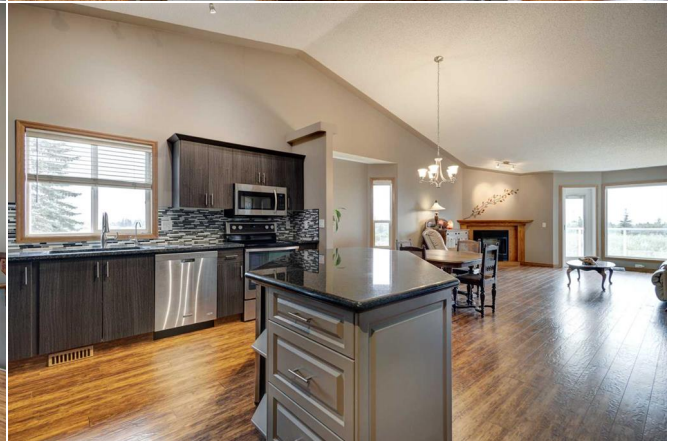
Remarks

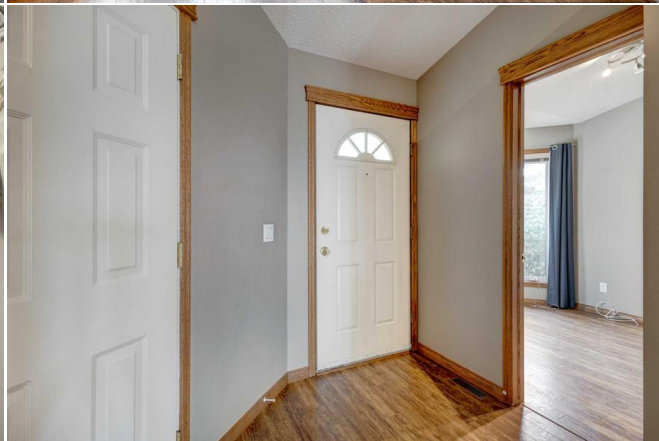
Pub Rmks: **Welcome to this amazing home!! Nestled in a serene neighbourhood, this property offers beautiful city views and a host of features for comfort and convenience. The chef's dream kitchen boast modern appliances, sleek countertops and stylish cabinetry. Open main floor plan ideal for entertaining, this layout seamlessly connects the kitchen, dining and living areas. The spacious primary retreat features a five-piece ensuite bathroom with separate shower, jetted tub and double sinks. Expansive lower level offering two additional bedrooms, a versatile family room, and ample storage in the mechanical room. Other fine features include main floor laundry, central air conditioning, vaulted ceilings, skylight, gas fireplaces and more. Ideally situated close to schools, shopping, pathways, playgrounds, and main traffic arteries. Enjoy your morning on the back east facing deck with gorgeous city views!!**

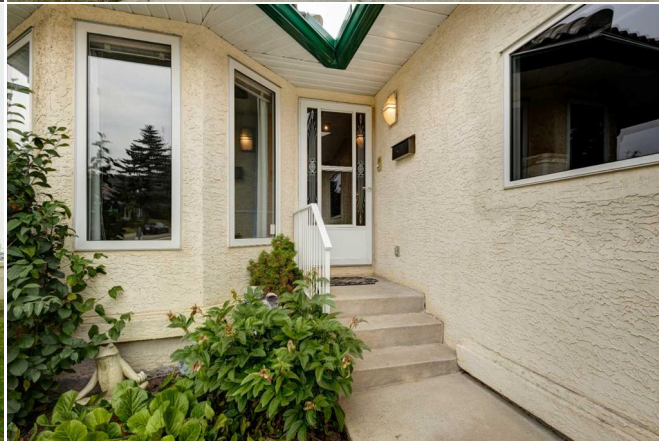
Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











109 Strathearn Gardens SW, Calgary, AB

Main Floor Exterior Area 1374.15 sq ft  
Interior Area 2201.11 sq ft  
Excluded Area 385.55 sq ft



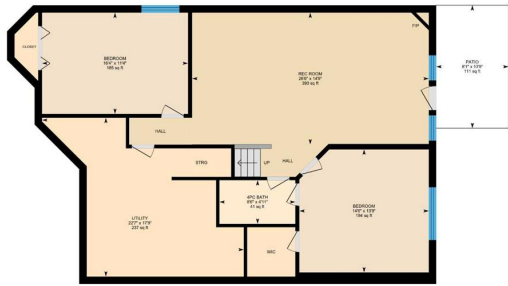
PREPARED: 2024/09/10



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 Strathearn Gardens SW, Calgary, AB

Basement (Below Grade) Exterior Area 1238.38 sq ft  
Interior Area 1214.05 sq ft



PREPARED: 2024/09/10



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