



THE
A-TEAM

**RE/MAX
FIRST**

1565 STRATHCONA Drive, Calgary t3h 1k4

MLS®#: **A2169694** Area: **Strathcona Park** Listing Date: **10/01/24** List Price: **\$759,900**
 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: **2003**
Lot Information
 Lot Sz Ar: **4,693 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Lawn,Irregular Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,943**
 Low Sqft:
 Ttl Sqft: **1,943**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`10"	Dining Room	Main	13`3" x 9`11"
Laundry	Main	9`1" x 8`4"	4pc Bathroom	Second	5`0" x 8`5"
Bedroom	Second	12`11" x 11`7"	Bedroom - Primary	Second	13`11" x 12`11"
4pc Bathroom	Lower	9`9" x 5`1"	Bedroom	Lower	14`5" x 14`2"
Game Room	Lower	14`0" x 14`11"	Breakfast Nook	Main	9`7" x 5`0"
Foyer	Main	17`10" x 6`7"	Living Room	Main	13`5" x 14`7"
4pc Ensuite bath	Second	8`8" x 9`6"	Bedroom	Second	9`11" x 12`2"

Walk-In Closet
Den

Second
Lower

5`0" x 12`11"
8`9" x 6`0"

Other
Furnace/Utility Room
Legal/Tax/Financial

Second
Lower

8`11" x 4`11"
9`4" x 11`10"

Title:
Fee Simple
Legal Desc:

0011113

Zoning:
R-G

Remarks

Pub Rmks:

Enjoy this exceptional Value Home boasting over 2800 square feet of living space with 4 bedrooms and 3.5 baths total, making it perfect for families, professionals, right-sizers, and empty nesters alike. This updated residence features knockdown ceilings, newer carpet, and hardwood flooring throughout, open floor plan with a functioning kitchen with an island and stainless steel appliances. A convenient main floor laundry, mud area with lots of storage and access to the double attached garage. Upstairs the primary suite is a retreat with its bright, serene atmosphere, complete with a walk-in closet, a spacious ensuite featuring a walk-in shower and relaxing soaker tub. Additionally, there are two generously sized bedrooms with ample closet space and a full bath. The lower level offers a large rec space, another full bath, a bar area, and an additional full-size bedroom. Excellent location across from ROBERTA BONDAR K-6 School, close to the 85 St Shopping Centre (Aspen Landing), and with easy access to the new STONEY TRAIL, this home provides unparalleled convenience to all parts of the city and the mountains.

Inclusions:
Property Listed By:

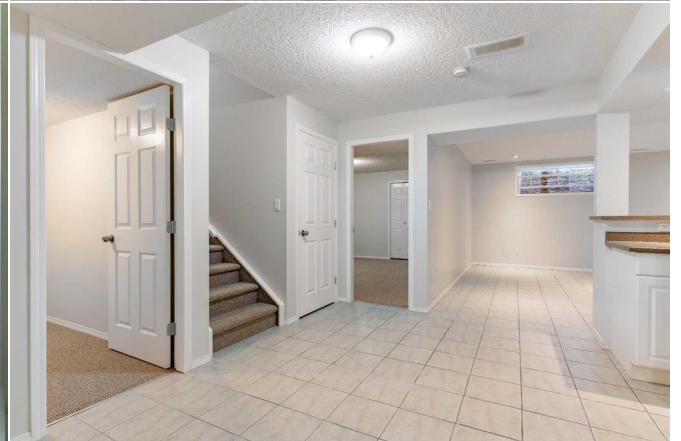
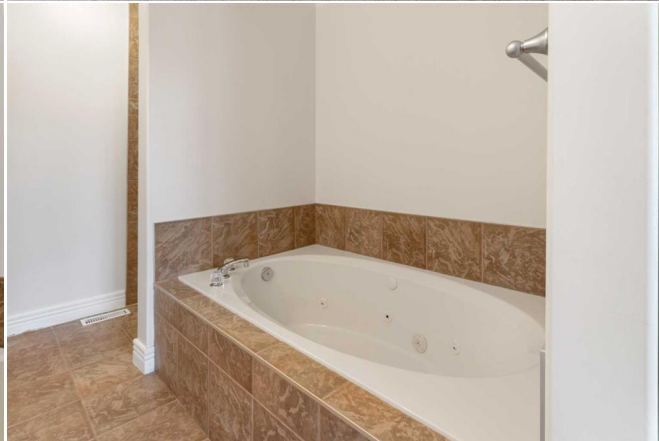
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Grand Realty

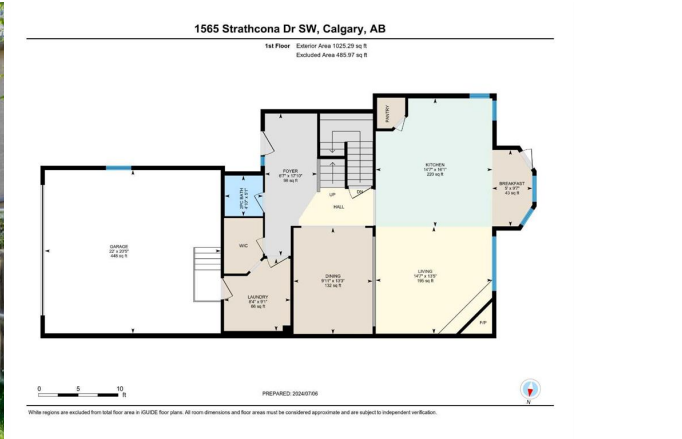
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1565 Strathcona Dr SW, Calgary, AB

2nd Floor Exterior Area 918.52 sq ft
Excluded Area 152.52 sq ft



PREPARED: 2024/07/06



White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1565 Strathcona Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 274.37 sq ft
Excluded Area 91.99 sq ft



PREPARED: 2024/07/06



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