

436 STRATHCONA Mews, Calgary T2H 1W4

MLS®#:	A2173950	Area:	Strathcona Park	Listing Date:	10/18/24	List Price: \$699,900
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



<u>l</u>			DOM	
Residential			11	
Detached			<u>Layout</u>	
Calgary	Finished Floor Ar	ea	Beds:	4 (3 1)
1983	Abv Sqft:	1,909	Baths:	2.5 (2 1)
	Low Sqft:		Style:	4 Level Split
5,769 sqft	Ttl Sqft:	1,909		
			Parking	
			Ttl Park:	5
			Garage Sz:	1
			5	
Cul-De-Sac, Private				
Single Garage A	ttached			
	Residential Detached Calgary 1983 5,769 sqft Cul-De-Sac,Priva	ResidentialDetachedCalgaryFinished Floor Ar1983Abv Sqft:Low Sqft:Low Sqft:5,769 sqftTtl Sqft:	Residential Detached Calgary Finished Floor Area 1983 Abv Sqft: 1,909 Low Sqft: 5,769 sqft 1,909 Cul-De-Sac,Private Keiter State 1,909	Residential 11 Detached Layout Calgary Finished Floor Area Beds: 1983 Abv Sqft: 1,909 Baths: Low Sqft: 1,909 Style: 5,769 sqft Ttl Sqft: 1,909 Variable Variable Variable Parking Ttl Park: Garage Sz: Cul-De-Sac,Private Variable Variable

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas BBQ gas line,Private Yard,	Storage	Construction: Brick,Vinyl Siding,Wood Flooring: Carpet,Hardwood,Tile,V Water Source: Fnd/Bsmt: Poured Concrete						
Kitchen Appl:		er,Electric Range,Microwave Hood Fan,Refr	rigerator,Washer/Dryer,Window Cove	rings					
Int Feat: Utilities:	No Smoki	No Smoking Home,Vaulted Ceiling(s),Vinyl Windows							
			Room Information						
<u>Room</u>	Level	Dimensions	<u>Room</u>	Level	Dimensions				
2pc Bathroom	Lower	8`10" x 4`4"	Bedroom	Lower	10`5" x 9`1"				
Breakfast Nook	c Main	10`5" x 5`9"	Dining Room	Main	13`0" x 9`9"				
Family Room	Lower	28`7" x 14`1"	Kitchen	Main	10`5" x 10`6"				
Laundry	Lower	8`10" x 4`4"	Living Room	Main	15`9" x 15`9"				
3pc Ensuite bat	th Second	4`10" x 8`0"	5pc Bathroom	Second	8`5" x 7`7"				
Bedroom	Second	10`11" x 7`4"	Bedroom	Second	12`3" x 10`6"				
Bedroom - Prim	nary Second	13`8" x 14`0"	Game Room	Basement	27`2" x 22`11"				

	Legal/Tax/Financial				
Title: Fee Simple	Zoning: R-CG				
Legal Desc:	8211345				
Legal Desc.	Remarks				
Pub Rmks:	OPEN HOUSE SUNDAY, Oct 20 1-3pm. This well-maintained 4-level split home, featuring 4 bedrooms, is nestled on a quiet cul-de-sac in the highly sought-after Strathcona Park neighborhood. Full of charm and character, this home is a must-see! The bright, open-concept main floor showcases vaulted ceilings and gleaming hardwood floors, offering an inviting atmosphere for both relaxing and entertaining. The spacious living and dining areas are ideal for hosting, while the functional kitchen is equipped with stainless steel appliances, new flooring, and a cozy breakfast nook. The sunken lower level serves as a welcoming family room, complete with a fireplace, a convenient half bath, and a versatile 4th bedroom or office that includes laundry facilities. Outside, the expansive deck and patio overlook a private backyard, providing a perfect retreat for relaxation or outdoor gatherings. The basement level adds even more space, featuring a large, open family room and abundant storage options. Upstairs, you'll find 3 generously sized bedrooms, including a master suite with a beautifully updated ensuite, as well as a second full bathroom. Additional features include an attached garage with a double-wide driveway, a large crawl space for extra storage, and a backyard shed. Conveniently located just two blocks from two of Calgary's top elementary schools and minutes from the LRT, shopping, Westside Rec Centre, parks, green spaces, and walking paths. Plus, downtown is only a 10-minute drive away. With superb curb appeal and numerous upgrades, this home is a fantastic opportunity you won'r want to miss!				
	want to miss!				
Inclusions:	want to miss! N/A				

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











