



THE
A-TEAM

**RE/MAX
FIRST**

56 STRATHCLAIR Place, Calgary T3H 1H1

MLS®#: **A2179645**

Area: **Strathcona Park**

Listing Date: **11/15/24**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**
Lot Information
Lot Sz Ar: **5,209 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,268**
Low Sqft:
Ttl Sqft: **1,268**

DOM

68
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac**
Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Stone Counters,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 14`10"
Kitchen	Main	7`8" x 10`6"
Bedroom - Primary	Second	12`0" x 12`3"
Bedroom	Second	8`5" x 11`3"
3pc Ensuite bath	Second	5`7" x 7`3"
Mud Room	Lower	5`10" x 10`9"
Bedroom	Lower	8`5" x 9`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`1" x 13`0"
Dinette	Main	11`2" x 8`8"
Bedroom	Second	8`11" x 11`3"
4pc Bathroom	Second	4`11" x 7`2"
3pc Bathroom	Lower	5`7" x 6`7"
Family Room	Lower	12`9" x 17`7"
Bedroom	Lower	9`5" x 14`3"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

7811676

Remarks

Pub Rmks: **This beautifully updated 4-level split home, featuring 5 bedrooms, is located on a quiet cul-de-sac in the highly sought-after Strathcona Park neighborhood. Overflowing with charm and character, this property is a must-see! The bright, open-concept main floor showcases vaulted ceilings, gleaming hardwood floors, and a walkout to a spacious deck, creating a seamless connection between indoor and outdoor living—perfect for entertaining or relaxing. The large living and dining areas provide an inviting space for hosting, while the updated kitchen features stainless steel appliances, hardwood flooring, and a cozy breakfast nook. The sunken lower level is designed for ultimate family comfort, offering a warm family room with a fireplace, a convenient half bath, and a versatile 4th bedroom or office. This level also includes a laundry/mudroom and a separate side entrance for added functionality. The expansive, private backyard is ideal for outdoor gatherings or simply enjoying a peaceful retreat. On the lower basement level, you'll find a 5th bedroom and plenty of storage space, adding practicality to this charming home. Upstairs, 3 well-sized bedrooms await, including a master suite with a beautifully updated ensuite bathroom and an additional full bathroom to serve the upper level. Additional highlights include an attached garage with a double-wide driveway, a large crawl space for extra storage, and a backyard shed. Ideally located just two blocks from two of Calgary's top-rated elementary schools and a short distance to the LRT, shopping, Westside Rec Centre, parks, green spaces, and walking paths. With downtown Calgary only a 10-minute drive away, this home offers both convenience and exceptional lifestyle opportunities. Don't miss out on this fantastic property with great curb appeal and numerous upgrades!**

Inclusions:
 Property Listed By: **Storage shed, basement fridge
 RE/MAX House of Real Estate**

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











