

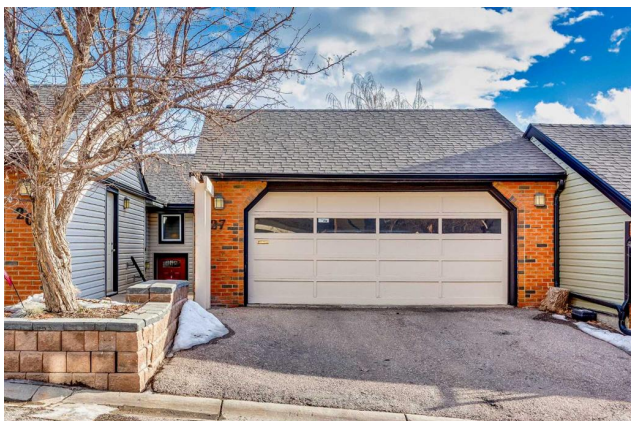


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**448 STRATHCONA Drive #27, Calgary T3H 1M3**

MLS®#: **A2180274**      Area: **Strathcona Park**      Listing Date: **01/23/25**      List Price: **\$550,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1980**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Other  
 Double Garage Attached**

Finished Floor Area

Abv Sqft: **882**  
 Low Sqft:  
 Ttl Sqft: **882**

DOM

**7**

Layout

Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,See Remarks,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Lower</b>	<b>18`6" x 10`9"</b>
<b>Living Room</b>	<b>Lower</b>	<b>23`9" x 13`5"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`9" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>23`9" x 15`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 11`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>13`11" x 6`8"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 7`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Lower</b>	<b>11`7" x 10`4"</b>
<b>Living Room</b>	<b>Basement</b>	<b>13`4" x 11`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>16`3" x 4`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>7`0" x 2`6"</b>

Condo Fee:  
**\$662**

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

Zoning:  
**M-CG**

Legal Desc: **8110264**

Remarks

Pub Rmks: **This stunning townhouse in the sought-after community of Strathcona Park offers 2,279 sq. ft. of developed living space, thoughtfully designed for comfort and practicality. Featuring three oversized bedrooms with ample storage and 3.5 beautifully updated bathrooms, this modern home provides your family with plenty of room to grow! The kitchen is a dream for anyone who loves to cook or entertain, with a built-in oven, microwave, glass cooktop, and a new Fisher & Paykel double dishwasher. A stainless steel fridge, abundant counter space, and space for a breakfast nook complete the functionality of this generously sized kitchen. The main level boasts a spacious living and dining area with a newly installed gas fireplace, perfect for hosting friends or enjoying quiet evenings. The split-level layout offers an ideal balance of connectedness and privacy without sacrificing on space in any way. The bright fully finished walk-out basement provides additional living space, a newly renovated laundry room, and a brand new full bathroom. Your heated double attached garage adds convenience and comfort during Calgary's colder months. Located just minutes from top-rated schools, parks, and green spaces, this home offers easy access to downtown and the mountains. Nearby amenities include West District, Aspen Landing, and Westhills Towne Centre, featuring fantastic dining and shopping options. This beautifully updated home in an unbeatable location is ready for you to move in and enjoy! Don't miss this incredible opportunity.**

Inclusions:  
Property Listed By: **Blinds, Garage heater  
Real Broker**

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





