



THE
A-TEAM

**RE/MAX
FIRST**

448 STRATHCONA Drive #10, Calgary T3H 1M3

MLS®#: **A2183272** Area: **Strathcona Park** Listing Date: **12/12/24** List Price: **\$550,000**
 Status: **Active** 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: Finished Floor Area
 Lot Shape: Abv Sqft: **1,926**
 Low Sqft:
 Ttl Sqft: **1,926**

Access:
 Lot Feat: **Low Maintenance Landscape,Gentle Sloping**
 Park Feat: **Double Garage Attached,Driveway**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,French Door,Granite Counters,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 4`7" x 5`3" | Dining Room | Main | 10`2" x 15`6" |
| Family Room | Main | 19`6" x 12`7" | Kitchen | Main | 13`6" x 17`1" |
| Living Room | Main | 13`6" x 15`6" | Foyer | Main | 6`4" x 9`1" |
| 4pc Bathroom | Second | 5`0" x 8`4" | 4pc Ensuite bath | Second | 8`5" x 8`8" |
| Bedroom | Second | 12`5" x 8`8" | Bedroom | Second | 11`1" x 11`2" |
| Bedroom - Primary | Second | 12`0" x 14`11" | Walk-In Closet | Second | 7`3" x 6`11" |
| Laundry | Basement | 8`8" x 9`1" | Game Room | Basement | 13`3" x 13`11" |

Furnace/Utility Room

Basement

4`7" x 9`1"

Legal/Tax/Financial

Condo Fee:
\$671

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc:

8110264

Remarks

Pub Rmks:

Welcome to Strathcona Park, where tranquility meets convenience! This spacious 2-story townhouse offers 3 bedrooms, 3 bathrooms, and over 2,500 sq. ft. of thoughtfully designed living space. Start your mornings in the updated kitchen, complete with a 5-burner gas cooktop, built-in wall oven, wine fridge, pantry, and cozy breakfast nook—perfect for casual meals or hosting dinner parties. The formal dining room overlooks the kitchen, while the sunken living room with a wood-burning fireplace and backyard access provides a cozy spot to relax. At the front of the home, the bright family room is flooded with natural light and opens onto a SE-facing balcony, ideal for your morning coffee. Upstairs, the primary bedroom boasts a walk-in closet and private ensuite, with two additional bedrooms offering plenty of space for family or guests. The basement adds versatility with a home office, workbench, and ample storage. The double attached garage keeps your vehicles warm, and the driveway accommodates two more. Out back, the deck with a gas hookup is ready for BBQs and outdoor gatherings. Steps from scenic trails, Strathcona Ravine, and the SCA Community Centre, this home is also close to top-rated schools, playgrounds, and sports fields. Quick access to the 69th St. LRT, Westside Recreation Centre, and major shopping hubs makes commuting and errands easy. Downtown is just 15 minutes away, and the Stoney Trail Ring Road connects you to the mountains for year-round adventures. This isn't just a home—it's a lifestyle in one of Calgary's most desirable neighbourhoods. Book your showing today!

Inclusions:

Garage Heater

Property Listed By:

Real Broker

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













