

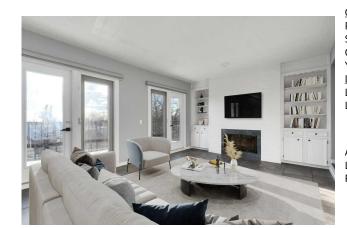
448 STRATHCONA Drive #10, Calgary T3H 1M3

Utilities:

12/12/24 MLS®#: A2183272 Area: Strathcona Park Listing List Price: **\$550,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area Year Built: 1980 Abv Saft:

Low Sqft: Lot Information

Lot Sz Ar: Ttl Sqft: 1,926 Lot Shape:

DOM

Layout

3 (3)

4 2

2.5 (2 1)

2 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,926

Access:

Lot Feat: Low Maintenance Landscape, Gentle Sloping

Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Brick, Vinyl Siding, Wood Frame**

Sewer: Flooring: Ext Feat: Balcony Carpet.Tile

Water Source: 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)

Room Information

Room Level <u>Dimensions</u> 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** 11`1" x 11`2" Second Walk-In Closet **Bedroom - Primary** Second 12`0" x 14`11" 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 2,020 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







