

# \$449,900 - 12 Stradwick Rise Sw, Calgary

MLS® #A2232962

**\$449,900**

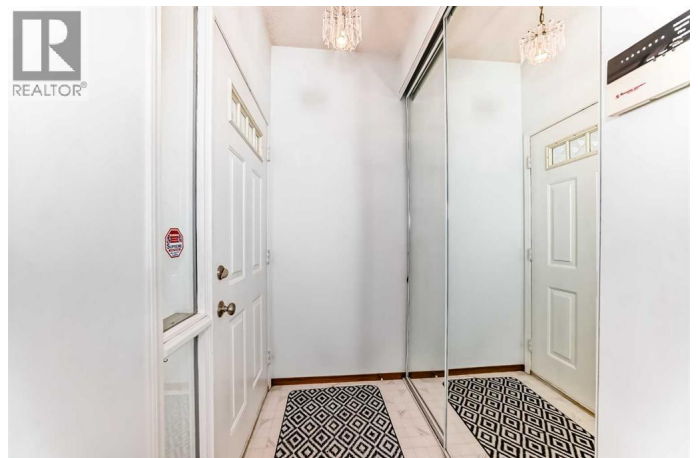
2 Bedroom, 3.00 Bathroom, 1,471 sqft

Single Family on 0.00 Acres

Strathcona Park, Calgary, Alberta

Spacious CORNER UNIT townhome in the well-established community of Strathcona Park. This home features a functional layout. The main floor enters into a cozy sunken living room with a gas fireplace and large bay-windows that flood the space with natural light. Enjoy entertaining in the formal dining room, or take advantage of the expansive kitchen with an eating nook, offering direct access to a private deck—perfect for morning coffee or summer BBQs. A convenient 2-piece bathroom with in-suite washer and dryer completes the main floor. Upstairs, you'll find a generously sized primary bedroom featuring vaulted ceilings, a walk-in closet, and a 3-piece ensuite. An additional bedroom, a versatile bonus room, and a four-piece main bathroom provide ample living space for family or guests. The unfinished basement has its own entrance and leads to a DOUBLE-ATTACHED GARAGE, which is insulated and comes with a NEW GARAGE DOOR. This unit is located in a well-kept complex with underground sprinklers, and being a corner unit, you'll love the extra privacy and light. Close to many amenities including parks, schools, shopping, and transit. Close proximity to downtown and major thoroughfares. This is a fantastic opportunity to own a home in a well-loved, established neighborhood. Book your viewing appointment today! (id:6289)

Built in 1993



## Essential Information

Listing #	A2232962
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	12 Stradwick Rise Sw
Subdivision	Strathcona Park
City	Calgary
Province	Alberta
Postal Code	T3H3H1

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

Century 21 Bamber Realty LTD.



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