

\$720,000 - 139 Stratton Crescent Sw, Calgary

MLS® #A2264866

\$720,000

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Single Family on 0.12 Acres

Strathcona Park, Calgary, Alberta

Welcome to this well-maintained 4-level split nestled on a quiet crescent in the heart of Strathcona Park – the perfect setting for families! You'll love being just steps from the scenic ravine pathway system, close to walking trails, and within walking distance to Olympic Heights Elementary and John Costello School. The home boasts great curb appeal, featuring brand new MicroPro Sienna pressure-treated front deck boards. Inside, you're welcomed into a bright living room that flows seamlessly into a spacious dining area, ideal for family dinners and entertaining. The kitchen features warm oak cabinetry, a pantry, updated appliances, and a charming bay window overlooking your sun-drenched southwest-facing backyard. Just a few steps down, the cozy family room awaits with a freestanding wood-burning stove (cleaned in 2023) and classic brick surround – a perfect spot to unwind on chilly evenings. The main floor laundry room comes equipped with newer washer and dryer. Upstairs, you'll find three bedrooms, including a primary bedroom with a 3-piece ensuite, plus a beautifully updated 4-piece main bath featuring new tile, toilet, and an exhaust fan. A fourth bedroom on the lower level offers extra space for guests, a home office, or teens. Outside, enjoy your private park-like yard with terraced landscaping, a newly built treated wood fence, concrete patio, planters, pergola with vines, and a BBQ gas line – truly made for outdoor living. Additional highlights include 18"x18" neutral



ceramic tile flooring in key areas, an insulated and heated double attached garage, copper plumbing (no poly-B), BP Everest 40 shingles (2008), upgraded attic insulation, and eavestroughs approx. 5 years old. This charming home is packed with potential in one of Calgary’s most sought-after neighbourhoods. Don’t miss your chance – call your favorite Realtor and book your private tour today! (id:6289)

Built in 1985

Essential Information

Listing #	A2264866
Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,403
Acres	0.12
Year Built	1985
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	139 Stratton Crescent Sw
Subdivision	Strathcona Park
City	Calgary
Province	Alberta
Postal Code	T3H1T7

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



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