

# \$808,000 - 5503 Strathcona Hill Sw, Calgary

MLS® #A2223429

**\$808,000**

3 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Open House Saturday & Sunday July 5&6 from 11:00am-1:00pm. This beautiful two-story home sits on a sunny corner lot with amazing skyline views and a beautifully landscaped yard. The foyer opens to a cozy living room with a fireplace, built-in storage, and doors leading to an East-facing patio – the perfect spot for your morning coffee while the sun rises over downtown. Hardwood floors carry through to the dining area and stylish kitchen, complete with granite counters, stainless steel appliances, modern cabinets, a big pantry, and plenty of seating at the island and breakfast bar. It's a great space to cook, dine, and hang out with family and friends. Step outside, and you'll find multiple outdoor spaces to relax – from a deck to a brick patio with its own fireplace. Winding paths take you past a water feature, mature trees, and garden beds, making this a dream yard for any green thumb. Upstairs, the primary suite features vaulted ceilings, city views, a walk-in closet, and a gorgeous ensuite bath with double sinks, a jetted tub, and marble finishes. Two more bedrooms and a full bath round out the top floor – perfect for a growing family. The lower level offers a flex room that can be a fourth bedroom, office, or playroom, plus part of the garage has been converted into a home gym. A one-of-a-kind home combining city views, modern comfort, and a gardener's paradise. This lovely Home is in a quiet location with 2 top ranking public schools (Vincent Massey Junior School



and Ernest Manning High School). Take the walking paths throughout the neighborhood. Close to parks, shopping, schools, transit and easy access to main roads throughout the city. Nothing left to do but Move-In!

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223429    |
| Price          | \$808,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,914       |
| Acres          | 0.12        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5503 Strathcona Hill Sw |
| Subdivision | Strathcona Park         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1S2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|---|

|                 |   |
|-----------------|---|
|                 | Pantry, Storage, Walk-In Closet(s)  |
| Appliances      | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating         | Fireplace(s), Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 45             |
| Zoning         | R-CG           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.