

# \$525,000 - 4, 448 Strathcona Drive Sw, Calgary

MLS® #A2225089

**\$525,000**

3 Bedroom, 4.00 Bathroom, 1,884 sqft  
Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

Welcome to elevated living in this beautifully updated two-storey end unit townhome in sought-after Strathcona Park. With almost 2,400 sq. ft. of total living space, this bright and stylish home delivers the comfort and feel of a single-family property—without the hassle of lawn care and snow removal. Step inside to find new luxury vinyl plank flooring on the main level, setting a sleek and contemporary tone. The expansive formal living room is perfect for entertaining, featuring large windows that flood the space with natural light. Just off the living room, the formal dining room provides a welcoming setting for hosting friends and family. The chef's kitchen is both functional and inviting, offering plenty of full-panel oak cabinetry, generous granite countertops, and modern appliances—plus direct access to a large, sunny deck, ideal for summer BBQs and relaxing evenings. A cozy family room anchored by a charming stone fireplace and custom built-in bookshelves provides the perfect retreat for quiet nights or casual gatherings. Upstairs, you'll find three generous bedrooms, including a comfortable primary retreat. The primary bedroom has a generous walk-in closet and an updated 3-piece ensuite. The other two bedrooms on this level are well sized and share a nicely appointed 4-piece bathroom. The fully finished basement expands your living space even further, with a large recreation room and a spacious family/media area ready to accommodate any lifestyle, another full



bathroom and laundry is also located on this level. Additional updates include a new high-efficiency furnace (2024), ensuring peace of mind and comfort year-round. Enjoy the serenity of a private backyard shaded by mature treesâ€”perfect for warm summer evenings. All this, plus a prime location close to excellent schools, parks, shopping, restaurants, and public transit. Whether you're upsizing, downsizing, or right-sizingâ€”this home offers exceptional value, comfort, and convenience in one of Calgary's most desirable communities.

Built in 1980

**Essential Information**

MLS® #	A2225089
Price	\$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	4, 448 Strathcona Drive Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1M3

**Amenities**

Amenities	Other
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Cul-De-Sac, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	8
Zoning	M-CG d30

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.