# \$750,000 - 131 Stratton Crescent Sw, Calgary

MLS® #A2232283

# \$750,000

3 Bedroom, 2.00 Bathroom, 1,872 sqft Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday Aug. 23 for 2pm-4PM\*\* Seller says SELL, Price Reduced... 1800 sq ft 4 level split Detached family home in Strathcona Park Living at Its Finest! Nestled on a quiet street across from a peaceful green space, this beautifully maintained 4-level split home offers the perfect blend of space, comfort, and functionality in one of Calgary's most desirable communities, Strathcona Park. Step inside and be greeted by a bright and airy main living space featuring vaulted ceilings, wrap-around windows, and warm real hardwood flooring that flows seamlessly into the formal dining room. The kitchen is both stylish and functional, with wrap-around countertops, subway tile backsplash, white cabinetry with sleek black hardware, and a full suite of white appliancesâ€"perfect for home cooks and entertainers alike. Upstairs, you'll find newly installed luxury vinyl plank flooring throughout. The spacious primary bedroom easily accommodates a king-sized bed and includes a private 3-piece ensuite. Two additional generously sized bedrooms and a modern 4-piece bath with a Bath Fitter tub complete the upper level. The third level features a welcoming family room with a stone-faced, wood-burning fireplace, ideal for cozy evenings or movie nights. Patio doors open to the sunny, south-facing backyard, making indoor-outdoor living a breeze. A convenient 2-piece bath is also located on this level, with the option of converting it into a full bathroom







using the included shower kit that the current owner can leave behind. Downstairs, the finished basement offers a versatile recreation room, ample storage, and a laundry area, alongside a well-maintained furnace and a brand-new instant hot water tank for added peace of mind. Outside, enjoy the beautifully landscaped and fully fenced backyard, complete with a wooden deck, terraced garden beds, and private space to relax or entertain under the sun. The double attached garage adds both comfort and convenience, especially during Calgary's winter months. This home is ideally situated just minutes from top-rated schools, community hall, parks, shopping, and transit, with easy access to Downtown Calgary and the Rocky Mountains.

#### Built in 1985

## **Essential Information**

MLS® # A2232283 Price \$750,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,872 Acres 0.13 Year Built 1985

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 131 Stratton Crescent Sw

Subdivision Strathcona Park

City Calgary
County Calgary

Province Alberta
Postal Code T3H 1T7

### **Amenities**

Utilities Cable Available, Electricity Connected, Sewer Connected, Natural Gas

Connected, Phone Available, Water Connected

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

## Interior

Interior Features High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas, Gas Starter, Mantle, Wood Burning, Brick Facing

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private

Roof Wood

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 19th, 2025

Days on Market 66

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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