

# \$550,000 - 184 Strathaven Circle Sw, Calgary

MLS® #A2208355

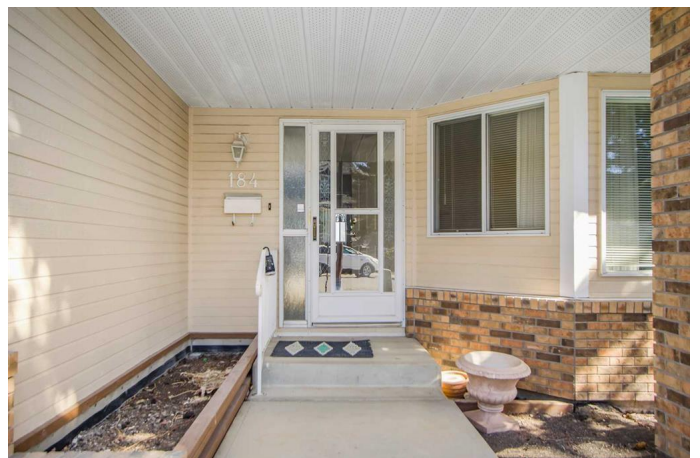
**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

RARE OPPORTUNITY \*\*\* Walk-Out Villa with DOUBLE attached garage in Strathcona. \*\*\* WALKING distance to community parks & pathways, local shopping, great pubs and eateries are all around. \*\*\* PLUS, it is only a 10 minute commute to downtown and has great access to all the major traffic arteries. TRULY a very desirable location and community along the west side! \*\*\* This is a large 2-bedroom 2-bathroom unit upstairs -AND- a third bedroom and bathroom downstairs. \*\*\* LOCATED just two doors from the beautiful double level Club House - called "the Villa" which is a great place to meet with your community friends and/or neighbours -OR- host your own family and/or friends function/s at a minimal charge. It is well equipped with kitchens up & down " lounge and dining areas " pool table and other games -PLUS- a large outdoor deck with city escarpment views and a covered patio deck: ALL this is included in your CONDO FEES! \*\*\* WALKING into this unit just feels like home. A good-sized living room with fireplace just off the front entrance, a formal dining area or office if need just off the kitchen, a very bright and airy kitchen & eating area with tons of natural light & a patio door to great bar-be-queing deck. The primary bedroom is a nice size with ample closets and an full ensuite. The secondary bedroom has great views and good size closet. \*\*\* DOWNSTAIRS is a walkout basement, with a huge games room family room and patio doors



to a cover deck area, There is a good size third bedroom with a full bathroom next door. \*\*\* LOADS of room for storage and a HOBBY room if you so desire. NOTE - this is an Age Restricted Community 55+ \*\*\* DON'T miss out - call your favorite Realtor to view - CHECK-it-OUT•

Built in 1987

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2208355            |
| Price          | \$550,000           |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,347               |
| Acres          | 0.00                |
| Year Built     | 1987                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 184 Strathaven Circle Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 3G4                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Clubhouse, Party Room            |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, Storage                                      |
| Appliances        | Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full, Walk-Out                                                     |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                 |
| Lot Description   | Close to Clubhouse, Cul-De-Sac, Landscaped, Other, Private, See Remarks |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Composite Siding                                                        |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 32               |
| Zoning         | M-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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