

# \$1,100,000 - 27, 1359 69 Street Sw, Calgary

MLS® #A2214857

**\$1,100,000**

2 Bedroom, 3.00 Bathroom, 2,128 sqft

Residential on 0.10 Acres

Strathcona Park, Calgary, Alberta

\* RARE FIND -- Walk-out VILLA BUNGALOW  
-- Classy â€œ ELEGANT â€œ Spacious â€œ  
SECURE \*

\*\* HIDDEN gem â€œ SUSSEX Green is a 24-unit GATED community built on a â€œgreen space ravineâ€œ in the heart of Strathcona Park. An amazing location that is walking distance to parks, path systems, schools, community center, churches and a shopping center with a major grocery store, eateries, retail stores, medical and various community services. \*\* GREAT access to DOWNTOWN and to numerous major arteries in all directions. \*\* THE Community is a very well maintained & managed Executive Villa complex, with a great sense of neighbor / family vibe. \*\* MAIN floor â€œ the moment you step in the front door you know this is something special. \*\* THE spacious front entry is bright and airy, marble floors, with custom built-in display shelving, high vaulted ceiling and a gorgeous chandelier. \*\* THE great room - as you move into the home you step into the very open and bright - grand living room, dining room and sitting room featuring soaring vaulted ceilings, massive windows all around, a gorgeous marble faced fireplace and a great patio area. \*\* THE custom designed and built gourmet kitchen is just off the dining room â€œ great for entertaining your family, friends and guests. It features a eating dinette with access to a sunny patio area. THE kitchen has tons of quality high end cabinets â€œ a huge



preparation island, a custom desk area, with marble and/or granite finishes. Featuring top of the line Thermador & Sub-Zero appliance package. This kitchen is TRULY a delight to work and/or enjoy with your family and friends.

\*\* THE primary bedroom is a true RETREAT â€“ with a SPA like ensuite, small patio retreat, cozy gas fireplace, his & hers closets and tons of bright beautiful windows overlooking the green space ravine. \*\* THE office is a large flexible room right off the main entry foyer. \*\* THE back entry includes the main floor laundry, the beautiful two-piece powder room and direct entry to the oversized DOUBLE attached garage. \*\* DOWNSTAIRS a fully developed walk-out with a very functional floor plan. \*\* THE huge family recreation / sitting room areas - features tons of large windows making this very bright and airy, PLUS a beautiful gas fireplace and a patio door to a very good size private patio area. THE guest bedroom with gorgeous ensuite will have your company totally feel they are in a high end hotel and not want to leave. \*\* HUGE storage room with loads of custom built shelves and closets â€“ truly rare to find. \*\* THE utility room has upgraded mechanicals and tons more storage with room for your hobby shop. \*\* AN AMAZING home that must be seen to be appreciated. \*\* Connect with your favorite Realtor and setup a viewing \*\* or come by the OPEN House Saturday or Sunday from 1:30 pm to 4:00 pm. \*\* CHECK-it-OUT !!

Built in 1998

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2214857    |
| Price      | \$1,100,000 |
| Bedrooms   | 2           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,128         |
| Acres          | 0.10          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Villa         |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27, 1359 69 Street Sw |
| Subdivision | Strathcona Park       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 3W8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bidet  |
| Appliances        | Dishwasher, Washer/Dryer, Built-In Electric Range, Built-In Refrigerator, Built-In Gas Range |
| Heating           | Forced Air, Natural Gas, Combination   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas, See Remarks, Marble, Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Low Maintenance Landscape, Private, Backs on to Park/Green Space, Environmental Reserve, Irregular Lot, No Neighbours Behind |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 4              |
| Zoning         | SR             |

### **Listing Details**

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

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