# \$700,000 - 31, 39 Strathlea Common Sw, Calgary

MLS® #A2223680

## \$700,000

3 Bedroom, 3.00 Bathroom, 2,056 sqft Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

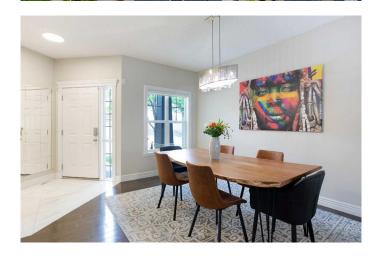
Welcome to one of the most extensively upgraded townhomes in Strathcona Park. Offering over 2,000 sq.ft. above grade, this beautifully maintained home combines thoughtful renovations with a spacious layout ideal for families or professionals. The main level features porcelain tile in the front entry, rich hardwood floors, and soaring 9 ft ceilings. The kitchen has been fully renovated with modern cabinetry, granite countertops, stainless steel appliances including a gas range stove, and a walk-through pantry that's been customized with additional cabinets, built-in shelving, a coffee and bar nook, a new wine fridge, and an oversized pantry with ample storage. The double attached garage is fully insulated and drywalled, with direct access through the mudroom and pantry.

Upstairs, you'll find a large bonus room with a fully integrated surround sound system, custom-built TV unit, and floating shelves, creating the perfect media or family space. The primary suite is generously sized and includes a walk-in closet and spa-like ensuite with modern finishes which is a showstopper! Two additional bedrooms and a full four-piece bathroom complete the upper level.

Additional improvements include an updated hot water tank, plumbing and fixtures throughout, central air conditioning, upgraded furnace components, high-efficiency LED







lighting, high-efficiency toilets, soft-close cabinets, and paint throughout.Â

Ideally located near Westside Recreation
Centre, Strathcona Square, Aspen Landing,
and Signal Hill Centre, with quick access to
Bow Trail, downtown, and the LRT. Several
top-rated public and Catholic schools are
nearby, making this an exceptional opportunity
in a highly sought-after west Calgary
neighbourhood.

Built in 2004

## **Essential Information**

MLS® # A2223680 Price \$700,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,056 Acres 0.07 Year Built 2004

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 31, 39 Strathlea Common Sw

Subdivision Strathcona Park

4

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5P8

## **Amenities**

Amenities Other

Parking Spaces

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry,

See Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave,

Refrigerator, Washer, Wine Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description See Remarks
Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 24th, 2025

Zoning R-G

### **Listing Details**

Listing Office Real Broker

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