

# \$678,000 - 40 Strathearn Crescent Sw, Calgary

MLS® #A2213880

**\$678,000**

4 Bedroom, 4.00 Bathroom, 1,528 sqft  
Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

Nestled in the heart of the desirable community of Strathcona Park, this beautifully renovated home offers a perfect blend of modern upgrades and timeless charm. Charming curb appeal with a beautifully landscaped front lawn and railed deck. Featuring an updated kitchen, Vinyl plank flooring, high-efficiency furnace, and central air conditioning, this home is move-in ready and designed for easy, comfortable living. Step inside to discover a bright and inviting layout with stylish finishes throughout. The kitchen has been tastefully redesigned with updated cabinetry, sleek quartz countertops, and newer stainless steel appliances – ideal for everyday living and entertaining. The new flooring flows seamlessly throughout the main level, enhancing the fresh, contemporary feel of the home. Open plan living and dining rooms flow through to the kitchen with nook area and onto a cozy family room with wood burning fireplace. A convenient powder room and door to the huge deck and yard finish this floor. Upstairs, you'll find spacious bedrooms and updated bathrooms including a spacious Master with walk in closet and ensuite, while the lower level provides additional living space perfect for a rec room, office, or gym and a 4th bedroom and bathroom. Enjoy peace of mind with all the major mechanical updates already taken care of, including the furnace 2016, hot water tank 2023, Roof 2023, Windows and doors 2020 and central air conditioning 2023



â€“ ensuring year-round comfort. Huge oversized single garage offers loads of storage for all your toys. Located on a quiet crescent in a family-friendly neighbourhood, this home is close to top-rated schools, parks, shopping, and easy access to downtown. Donâ€™t miss the opportunity to make this stylish, turn-key property your next home.

Built in 1981

### Essential Information

MLS® #	A2213880
Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,528
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Strathearn Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1R9

### Amenities

Parking Spaces	1
Parking	On Street, Single Garage Detached, Oversized
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Family Room, Glass Doors, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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