

# \$649,000 - 440 Strathcona Mews Sw, Calgary

MLS® #A2192675

## \$649,000

4 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Welcome to your dream home! This charming two-storey residence boasts a perfect blend of modern upgrades and classic elegance, making it an ideal choice for families seeking comfort and style.

**SPACIOUS LIVING AREAS:** Enjoy the warmth of oak hardwood floors in the living room, complemented by a natural gas fireplace with a tile surround and mantle, creating a cozy ambiance for family gatherings.

**GOURMET KITCHEN:** The kitchen is a chef's delight, featuring a large pantry, large island, tile backsplash, hardwood floors, and aesthetic cupboards that offer ample storage and style.

**COMFORTABLE BEDROOMS:** Retreat to the bedrooms adorned with parquet floors, including a master suite with a 2-piece ensuite bathroom for added privacy.

**Modern Bathrooms:** The 4-piece main bath is elegantly designed with a tile floor and tile surround shower, providing a spa-like experience.

**OUTDOOR OASIS:** Step outside to a large deck overlooking a fenced, expansive backyard—perfect for entertaining or enjoying peaceful evenings.

**ADDITIONAL LIVING SPACE:** The developed basement includes a bedroom and a large family room, offering versatile space for guests or recreation.

**Convenience and Storage:** Benefit from a single attached garage and plenty of storage throughout the home, ensuring all your needs are met.



RECENT UPGRADES: A new roof (approx. 5 years old) adds to the home's appeal and longevity.

Located in a desirable neighbourhood, this home offers easy access to local amenities, schools, and parks including Stratton off-leash park, Olympic Heights School, tennis courts, John W. Costello School, tobogganing hill & more. Don't miss the opportunity to make this beautiful house your forever home. Schedule a viewing today!

Built in 1983

### Essential Information

MLS® #	A2192675
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,380
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	440 Strathcona Mews Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1W4

### Amenities

Parking Spaces	3
Parking	Single Garage Attached

# of Garages 1

### **Interior**

Interior Features Breakfast Bar, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 36

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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