

\$800,000 - 139 Stratton Crescent Sw, Calgary

MLS® #A2227257

\$800,000

4 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Location, location, nestled on a quiet crescent walking distance to both school and steps to the treed ravine pathway. Great curb appeal. Brand new MicroPro sienna warm brown pressure treated deck boards just installed on the front steps. Sunny southwest facing park like backyard is fenced and private. New treated wood stepped style fence on the westside accommodates the terraced yard nicely. Very nice concrete patio, planter, pergola with vines and gas line for BBQ. Kitchen has raised panel oak kitchen cabinets, updated appliance, pantry and bay window overlooking your huge backyard oasis perfect for summer barbeques and nights under the stars. Main floor washer/dryer. Free standing wood burning stove (cleaned one year ago) with brick surround in the family room. Total of 4 bedroom. Primary bedroom with 3 piece ensuite with upgraded shower enclosure and toilet. Main 4 piece bathroom has upgraded tile, toilet and brand new exhaust fan. Updated with beautiful neutral 18X18" ceramic tile flooring throughout the kitchen, nook, front and back entry and all three bathrooms. Double front attached garage insulated and heated. Copper water pipes not poly-b. Upgraded BP Everest 40 roof shingles in 2008. Upgraded attic insulation to lower energy bills and improve home comfort. Eavestrough approximately 5 years old. Located within walking distance to Olympic Heights Elementary and John Costello School. Donâ€™t miss out call your favourite realtor



and book your private tour of this well maintained Strathcona Park home!

Built in 1985

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2227257 |
| Price | \$800,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,425 |
| Acres | 0.12 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 139 Stratton Crescent Sw |
| Subdivision | Strathcona Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H1T7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|---|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Free Standing, Wood Burning Stove, Glass Doors |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Private, Street Lighting, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 29 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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