

\$1,275,000 - 113 Straddock Terrace Sw, Calgary

MLS® #A2248121

\$1,275,000

5 Bedroom, 4.00 Bathroom, 2,314 sqft

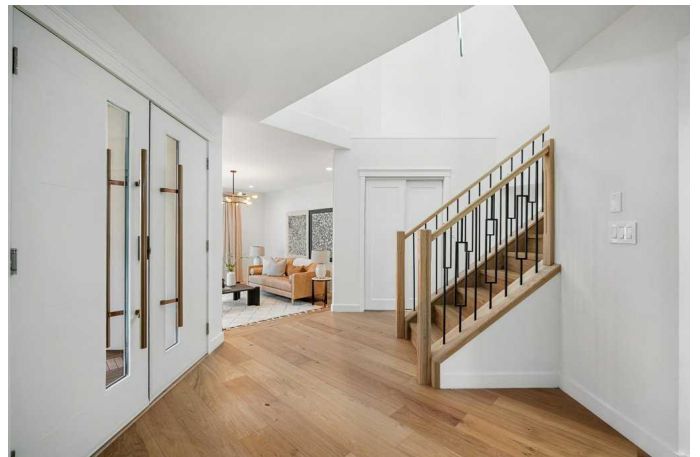
Residential on 0.16 Acres

Strathcona Park, Calgary, Alberta

****OPEN HOUSE Saturday August 23rd from 11-1pm and Sunday August 24th from 1-3pm**** Welcome to this beautifully renovated residence in the prestigious community of Strathcona Park. Nestled on a quiet cul-de-sac, this home offers a perfect blend of timeless design, modern finishes, and elegant functionality. With **FIVE BEDROOMS, THREE AND A HALF BATHROOMS**, and **2,954.77 SQUARE FEET** of living space, every detail has been thoughtfully curated to deliver comfort, style, and sophistication.

The entryway sets the tone with a **BRAND-NEW FRONT PORCH** crafted from **TREATED WOOD** and an **UPDATED FRONT DOOR**, leading you into an airy **OPEN-CONCEPT** interior. Natural light flows through **NEW TRIPLE-PANE WINDOWS**, highlighting the **ENGINEERED WHITE OAK HARDWOOD FLOORING** and the refined finishings throughout. The living areas feature **TWO FIREPLACES**—one a cozy **GAS** option on the main level and the other, located upstairs, adaptable for either **WOOD** or **GAS**.

The **KITCHEN** is the heart of the home, showcasing **QUARTZ COUNTERTOPS**, **PREMIUM CABINETRY**, and **BRAND-NEW TOP-OF-THE-LINE FORNO 36" • GAS RANGE** and **36" • REFRIGERATOR**. Also equipped with a **UNIQUE FILTERED WATER SYSTEM** set up from sink, to fridge and stove spout. The **OPEN LAYOUT** seamlessly



connects to the DINING and FAMILY SPACES, ideal for both everyday living and entertaining. ALL NEW LIGHT FIXTURES enhance the modern aesthetic while creating a warm and inviting ambiance. ALL ROOMS updated with SMART OUTLET upgrades.

Upstairs, the PRIMARY SUITE is an exceptional retreat. It includes a PRIVATE BALCONY, a serene SITTING OR VANITY AREA, and a SPACIOUS ENSUITE. The EXPANSIVE WALK-IN CLOSET is designed with remarkable versatility and could even serve as an ADDITIONAL ROOM if desired.

The LOWER LEVEL offers a FULLY FINISHED BASEMENT with a FULL BATHROOM and an abundance of STORAGE off the MEDIA ROOM, including TWO HEATED STORAGE ROOMS in the Crowell space, adding to the home's practicality. This UNIQUE SPLIT-LEVEL DESIGN provides adaptable spaces, including a ROOM off the MAIN LIVING AREA that can function as an OFFICE, TEEN RETREAT, or MULTIPURPOSE SPACE.

Step outside and experience the tranquility of a SOUTHWEST-FACING PIE LOT. The BACKYARD is a PRIVATE OASIS framed by CANOPIES OF MATURE TREES, offering sunshine well into the afternoon. With TWO DECKS—one designed for OUTDOOR RELAXATION and another with a HOT TUB—this yard creates endless possibilities for outdoor enjoyment. A lovely CHERRY TREE completes the setting, adding seasonal charm.

Additional upgrades include FRESHLY PAINTED STUCCO SIDING, NEW WINDOW COVERINGS, and a RECENTLY INSPECTED ROOF in excellent condition. With over \$200,000 IN RENOVATIONS, this home has

been transformed into a **STYLISH AND FUNCTIONAL MASTERPIECE**, delivering an elegant lifestyle in one of Calgary's most desirable neighborhoods.

With its blend of **REFINED DESIGN**, **SPACIOUS LAYOUT**, and **EXCEPTIONAL OUTDOOR SPACES**, this home is ready to welcome its next owners into a life of **COMFORT** and **SOPHISTICATION**.

Built in 1990

Essential Information

MLS® #	A2248121
Price	\$1,275,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,314
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	113 Straddock Terrace Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Quartz Counters, See Remarks, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Brick Facing, Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Lighting, Private Yard

Lot Description Back Yard, Few Trees, Lawn

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 20th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.