

# \$525,000 - 72 Strathcona Crescent, Calgary

MLS® #A2263280

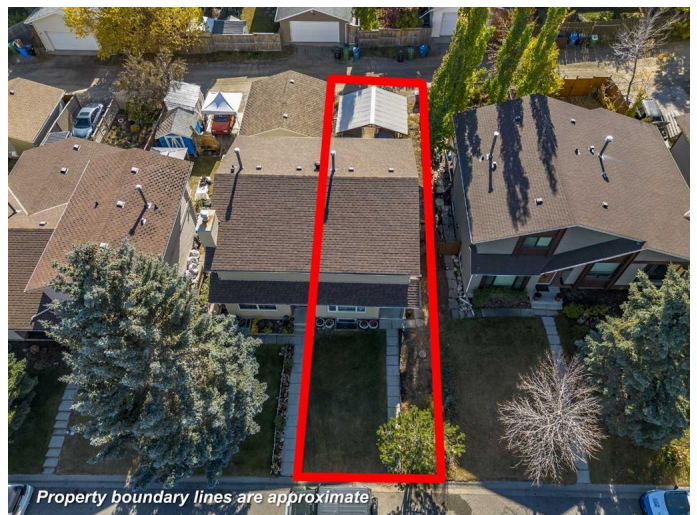
**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Your chance to get into one of Calgary's most desirable neighbourhoods at a price that's hard to beat! Whether you're a first-time buyer, a young family, or simply ready to right-size, this home checks all the boxes. You'll love being just steps away from schools, parks, playgrounds, dog parks, and local shopping everything you need right in the community. Inside, the open living and dining space feels warm and inviting perfect for cozy nights in or casual dinners with friends. The kitchen is bright and practical, featuring a charming bay-window breakfast nook. From here, doors lead out to your south-facing backyard and large patio, where you can grill, unwind, and soak up the sun all day long. Upstairs, the primary bedroom offers privacy down the hall from two additional bedrooms and a full bath ideal for a growing family. Downstairs, the fully finished basement gives you even more space with a fourth bedroom, and a full bathroom great for guests or a home office setup. With its fantastic location, functional layout, and sunny backyard, this home is full of potential ready for you to make it truly your own. Opportunities like this don't come often!



Built in 1979

## Essential Information

MLS® # A2263280

Price \$525,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,139                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 72 Strathcona Crescent |
| Subdivision | Strathcona Park        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 1L1                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Lane, Landscaped       |
| Roof              | Asphalt                     |
| Construction      | Aluminum Siding, Wood Frame |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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