

# \$840,000 - 56 Strathclair Place Sw, Calgary

MLS® #A2222003

**\$840,000**

5 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

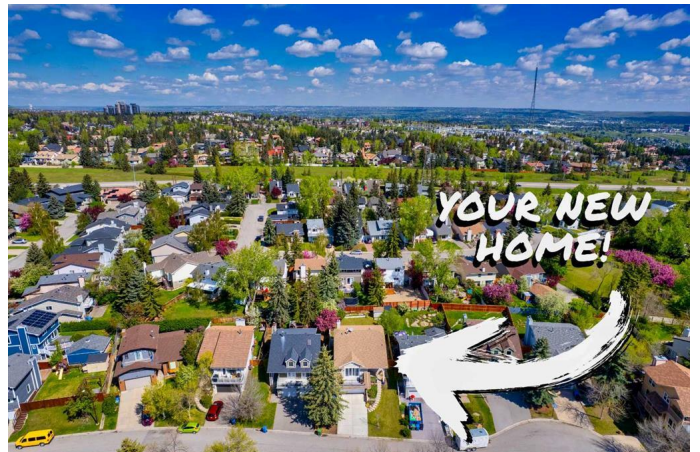
\*\*\*OPEN HOUSE - Saturday, October 11, 12:00 - 2:00\*\*\* Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the highly sought-after community of Strathcona Park. With over 2,000 sq ft of developed living space across a versatile 4-level split layout, this property is perfect for families or investors.

Step into the bright main floor, where vaulted ceilings and newer hardwood floors create a warm and inviting ambiance. The updated kitchen boasts stainless steel appliances, sleek modern cabinetry, and generous counter space, perfect for cooking and entertaining. Walk out directly to a spacious deck, ideal for morning coffee or summer BBQs.

Upstairs, you'll find a spacious primary bedroom with a beautifully updated 3 piece ensuite with two closets. Two spare bedrooms rest just down the hall, next to a fully updated 4 piece common bathroom.

The lower level features a cozy family room with a real wood-burning fireplace, a third bathroom, and a flexible fourth bedroom or home office. The finished basement offers a fifth bedroom which is ideal for a guest room, gym, or recreation space.

Additional features include an attached double garage, a laundry/mudroom with side entrance, a large crawl space for ample storage, and a large backyard with a shed. Ideally located near top-rated schools, the LRT, Westside Rec Centre, and Stoney Trail, with easy access to the mountains and under



20 minutes to downtown.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2222003      |
| Price          | \$840,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,268         |
| Acres          | 0.12          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 56 Strathclair Place Sw |
| Subdivision | Strathcona Park         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1H1                 |

**Amenities**

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

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, See Remarks                                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |

|              |                |
|--------------|----------------|
| Fireplaces   | Wood Burning   |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 140            |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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