

\$774,900 - 36 Strathlorne Crescent Sw, Calgary

MLS® #A2261749

\$774,900

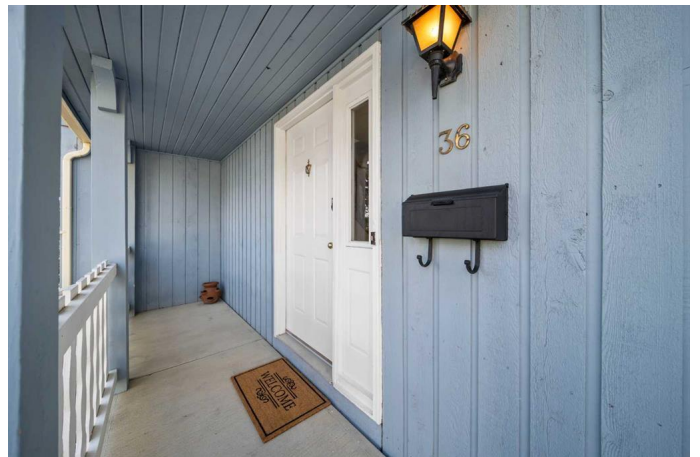
4 Bedroom, 3.00 Bathroom, 2,008 sqft

Residential on 0.19 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE SUNDAY OCT 5, 2-4 pm and YOU'RE INVITED!! Welcome to your NEW HOME on STRATHLORNE CRESCENT IN THE HIGHLY SOUGHT AFTER COMMUNITY OF STATHCONA PARK! This 2 story WALK OUT HOME is in an Exceptional location on family oriented street across from a "treed" green space offering beauty and privacy from your living room VIEW. Strathcona Cres, a street where families Live & Thrive!

Conveniently located close to top rated public & private schools, shopping, pathway systems and a short commute to the Core. This home BOASTS 3 bedrooms, 2.5 baths, in nearly 3000 sq. ft. floorplan on an enormous & rare 8094 sq. ft. lot which backs south. It is quite PRIVATE & is fully fenced & landscaped with beautiful Apple, Crab Apple & Evergreen trees as well as garden beds. This home has been well maintained over the years and is the first time being brought to market. Most recently a new Sky light was replaced as well as the upper deck off the Primary Bedroom was replaced & resealed. Also in 2025 a new HiSense Refrigerator was installed. In 2020 a number of renovations were performed by Claude with Above and Beyond Renovations a well known renovator in the area. He installed the luxury vinyl plank, 3 new toilets, Samsung Electric Range, painted, replaced the Upper deck complete with railing, quartz countertops as well as some new light fixtures. 2015 A new Bosch dishwasher was installed and the Asphalt Shingles were replace. TWO (2) New



Hi Efficiency Furnaces, 2 Gen Aire humidifiers installed in 2010. The furnaces, humidifiers and ducts have just been serviced, cleaned & ready for the new Owners. Book your Showing Today as this Opportunity to OWN in this Highly Sought After Community won't Last!

Built in 1981

Essential Information

MLS® #	A2261749
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,008
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Strathlorne Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1M8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Humidifier, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Brass
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Comox Realty
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