

# \$565,000 - 24 Strathearn Rise Sw, Calgary

MLS® #A2213494

**\$565,000**

3 Bedroom, 4.00 Bathroom, 1,612 sqft

Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

Located in the highly sought-after community of Strathcona Park, this charming two-storey home offers everything your family needs and more! With 3 spacious bedrooms upstairs and 2.5 bathrooms, there's room for everyone to live comfortably.

The partially developed basement is roughed-in for an additional bedroom and bathroom, giving you the exciting opportunity to customize and add even more living space to suit your needs. There's already a dedicated gym area set up, making it easy to stay active without ever leaving home. Step outside and enjoy the fenced-in backyard – perfect for kids, pets, gardening, and weekend barbecues. It's a private, secure space for your family to relax and unwind.

Living in Strathcona Park means you're surrounded by some of Calgary's best amenities. You'll love the beautiful parks and walking paths woven throughout the community, the highly regarded schools nearby, and the convenience of being just minutes away from the C-Train for easy commuting. Plus, shopping, dining, and all the essentials are just around the corner!

This is more than just a house – it's a home ready for your next chapter. Don't miss your chance to live in one of Calgary's most desirable and family-friendly communities!

Built in 1981



## Essential Information

MLS® #	A2213494
Price	\$565,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,612
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	24 Strathearn Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1R6

## Amenities

Parking	None
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## Interior

Interior Features	Closet Organizers, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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