

# \$1,250,000 - 72 Strathridge Close Sw, Calgary

MLS® #A2222549

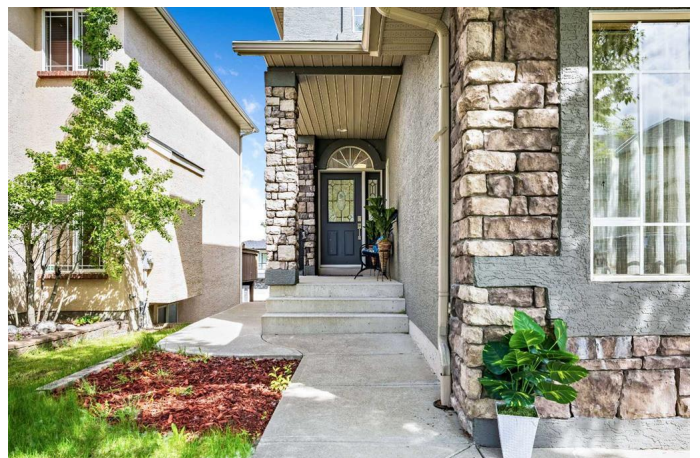
**\$1,250,000**

6 Bedroom, 4.00 Bathroom, 2,909 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

This beautiful Strathcona Park stunner packs 6 beds, 3.5 baths and a triple car garage with double doors – all wrapped up in over 4,000 sq ft of stylish living space, including a walkout basement. The open-to-above ceilings make a bold first impression providing a spacious and light mood, while the kitchen serves up chef vibes with granite counters, SS appliances and double wall ovens. Upstairs, the dreamy primary suite has a spa-worthy ensuite with heated flooring and city views to swoon over. Three sizeable bedrooms plus a jack & jill bathroom complete the second floor. The basement is fully loaded with two extra bedrooms, 4-pc bathroom, a recreational space, additional laundry and a secondary office! It is also equipped with a kitchen sink and fridge, convenient for wine making purposes for those wine enthusiast. Or it can be for your parents/parent's in-laws private accommodations when they come and visit. It has also its own side by side laundry for their convenience for any family/friends visiting. Notable upgrades like new carpet, fresh paint, updated roof & stucco and a low-maintenance backyard mean all the hard work™s been done. Move-in ready and made to impress! Walkable to top rated schools, parks, shopping and numerous amenities. It is centrally located and close to downtown, walking distance to the 69th LRT station, Strathcona Square, Gas station and easy access to the mountains, to Canmore and Banff! Come see what WOW feels like! Book your showing now to see this



beautiful home and make it your own!

Built in 1998

### Essential Information

MLS® #	A2222549
Price	\$1,250,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,909
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Strathridge Close Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J3

### Amenities

Parking Spaces	4
Parking	Triple Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Double Vanity, Granite Counters, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Double Oven, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks, Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	49
Zoning	R-G

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.