

# \$800,000 - 139 Stratton Crescent Sw, Calgary

MLS® #A2227257

**\$800,000**

4 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Location, location, nestled on a quiet crescent walking distance to both school and steps to the treed ravine pathway. Great curb appeal. Brand new MicroPro sienna warm brown pressure treated deck boards just installed on the front steps. Sunny southwest facing park like backyard is fenced and private. New treated wood stepped style fence on the westside accommodates the terraced yard nicely. Very nice concrete patio, planter, pergola with vines and gas line for BBQ. Kitchen has raised panel oak kitchen cabinets, updated appliance, pantry and bay window overlooking your huge backyard oasis perfect for summer barbeques and nights under the stars. Main floor washer/dryer. Free standing wood burning stove (cleaned one year ago) with brick surround in the family room. Total of 4 bedroom. Primary bedroom with 3 piece ensuite with upgraded shower enclosure and toilet. Main 4 piece bathroom has upgraded tile, toilet and brand new exhaust fan. Updated with beautiful neutral 18X18" ceramic tile flooring throughout the kitchen, nook, front and back entry and all three bathrooms. Double front attached garage insulated and heated. Copper water pipes not poly-b. Upgraded BP Everest 40 roof shingles in 2008. Upgraded attic insulation to lower energy bills and improve home comfort. Eavestrough approximately 5 years old. Located within walking distance to Olympic Heights Elementary and John Costello School. Donâ€™t miss out call your favourite realtor



and book your private tour of this well maintained Strathcona Park home!

Built in 1985

### **Essential Information**

MLS® #	A2227257
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	139 Stratton Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1T7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Wood Burning Stove, Glass Doors
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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