

# \$1,150,000 - 35 Strathdale Close Sw, Calgary

MLS® #A2217787

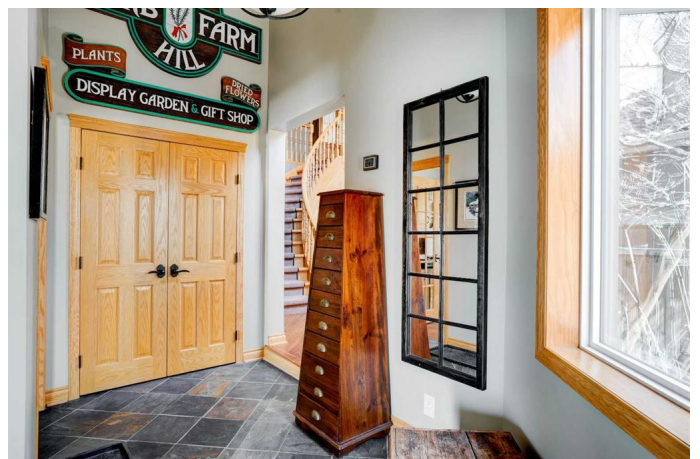
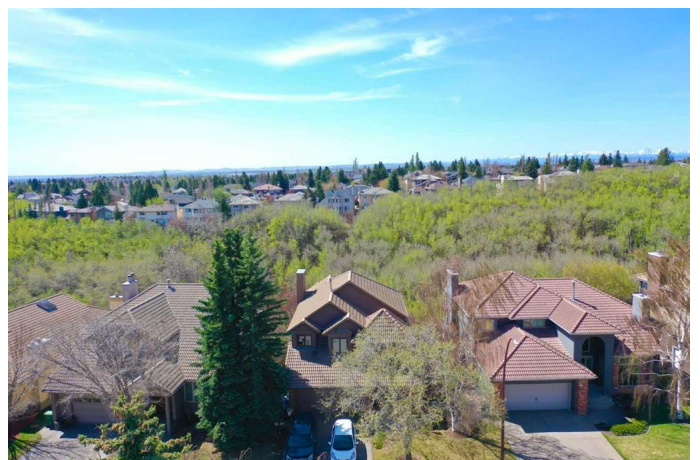
**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,234 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Welcome to this exceptional two-storey walkout home backing onto the ravine in the sought-after community of Strathcona. Beautifully maintained and thoughtfully updated, this home blends classic charm with renovations that showcase its stunning setting. With over 3,400 sq.ft. of developed space, this 4-bedroom, 3.5-bathroom home offers a comfortable, family-friendly layout. Step into a spacious foyer, adjacent to a bright front flex room perfect as a home office or cozy sitting area with views of the front porch. The main living space features vaulted ceilings and a formal dining area with views of the elegant spiral staircase. Through French doors lies the heart of the home: the welcoming kitchen is a chefs dream with an oversized granite island, double ovens, ample cabinetry, room for a beverage fridge and breathtaking views of the ravine and greenspace. Enjoy casual meals in the sunny breakfast nook or relax by the fireplace in the adjacent family room. Step out onto the upper patio to take in Calgary's beautiful seasons and local wildlife. Unobstructed ravine views are enjoyed from all three levels, offering a peaceful, nature-filled backdrop. A convenient mudroom/laundry combo off the garage and a powder room complete the main level. Upstairs, the renovated primary suite is a serene retreat with its own private deck, a stunning ensuite, and walk-in closet. Two additional bedrooms with closet organizers, plus a 4-piece bath, complete the upper level. The walkout level



features an additional 4th bedroom, a 3-piece bath plus a spacious rec room with a cozy fireplace and pool table, plus access to the lower patio and peaceful garden. Enjoy the beauty of mature trees and perennial landscaping surrounding the home. Notable updates include walnut flooring, custom millwork (staircase and built-ins), Valor fireplaces(2), upgraded electrical, garage heater, newer windows with Hunter Douglas blinds, built-in speakers, exterior paint, irrigation, hot water on demand, and a newer deck. Homes on this quiet cul-de-sac rarely come up, and when they do, they donâ€™t last long. With easy access to schools, transit and shopping, this is a fantastic opportunity to live in one of Calgaryâ€™s most desirable neighbourhoods.

Built in 1987

**Essential Information**

MLS® #	A2217787
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,234
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	35 Strathdale Close Sw
Subdivision	Strathcona Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 2K5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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 MLS®®, Multiple Listing Service® 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.