

# \$850,000 - 56 Strathclair Place Sw, Calgary

MLS® #A2222003

## \$850,000

5 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.12 Acres

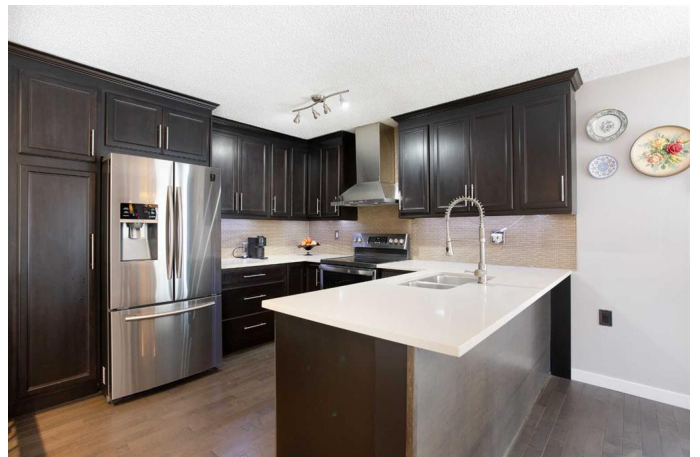
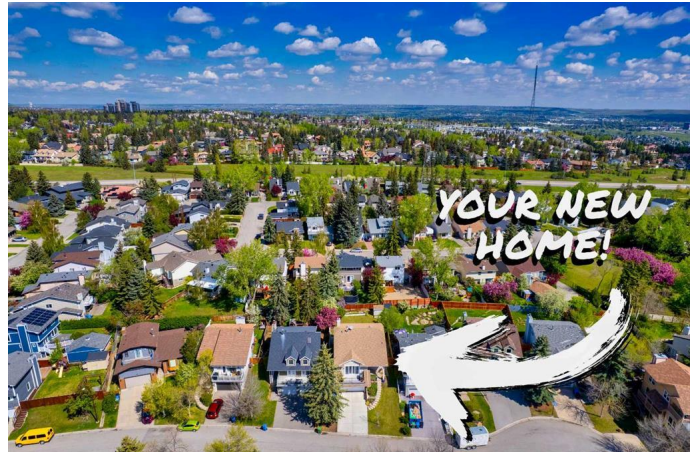
Strathcona Park, Calgary, Alberta

\*\*\*OPEN HOUSE - Saturday, June 28, 12:00 - 4:00\*\*\* Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the highly sought-after community of Strathcona Park. With over 2,000 sq ft of developed living space across a versatile 4-level split layout, this property is perfect for families or investors. Step into the bright main floor, where vaulted ceilings and newer hardwood floors create a warm and inviting ambiance. The updated kitchen boasts stainless steel appliances, sleek modern cabinetry, and generous counter space, perfect for cooking and entertaining. Walk out directly to a spacious deck, ideal for morning coffee or summer BBQs.

Upstairs, you'll find a spacious primary bedroom with a beautifully updated 3 piece ensuite with two closets. Two spare bedrooms rest just down the hall, next to a fully updated 4 piece common bathroom.

The lower level features a cozy family room with a real wood-burning fireplace, a third bathroom, and a flexible fourth bedroom or home office. The finished basement offers a fifth bedroom which is ideal for a guest room, gym, or recreation space.

Additional features include an attached double garage, a laundry/mudroom with side entrance, a large crawl space for ample storage, and a large backyard with a shed. Ideally located near top-rated schools, the LRT, Westside Rec Centre, and Stoney Trail, with easy access to the mountains and under 20 minutes to downtown.



Built in 1979

## Essential Information

MLS® #	A2222003
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,268
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	56 Strathclair Place Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1H1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              May 29th, 2025  
Days on Market        52  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.