

# \$894,900 - 187 Strathaven Circle Sw, Calgary

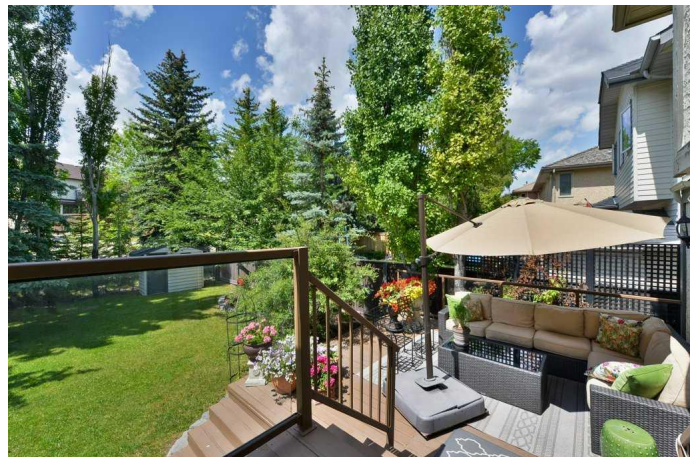
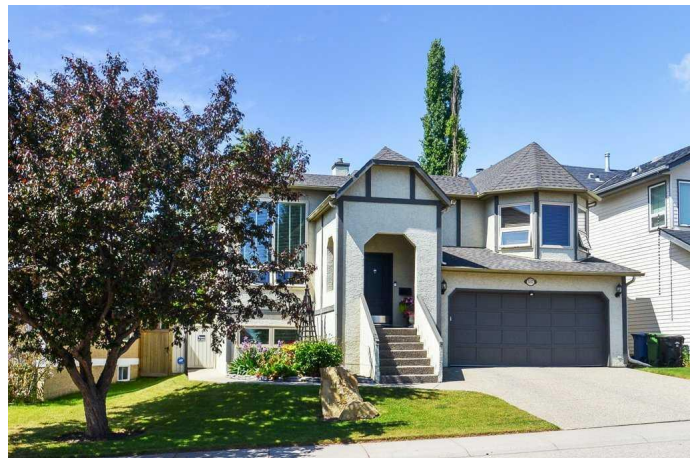
MLS® #A2231415

## \$894,900

3 Bedroom, 3.00 Bathroom, 1,891 sqft  
Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Beautiful 2 story split home on quiet crescent with stunning private landscaped yard backing onto a park. Kids can walk just steps to private and public school. All poly B has been removed from this home. All windows have been replaced. Step inside the large foyer with tile floor up a few steps to the incredible living room with extra high ceilings with decor moldings, natural light from 3 floor to ceiling windows and polished hardwood floors. This huge room is divided into dining area and living area. Dining room is perfect for those special occasions and warm family suppers. Step into the kitchen with abundance of rich generous cabinets, plenty of granite counter top space, full array of new stainless steel appliances, and ceramic tile floor. Kitchen is open to the sunny breakfast nook with windows on all sides to look out and enjoy your well manicured mature yard. Patio door to large outdoor living area. Down a few steps to the roomy but cosy family room with tiled fireplace nestled between built in entertainment units. Patio door out to the 2 tiered deck area. Down the hall is the updated and upgraded 2 pce bath and the laundry area, as well as the main door to the 2 car attached garage. Upper level boasts 3 bedrooms. An extra large primary bedroom with big walk in closet and 4 pce ensuite bath. Bedroom has bay window for lots of light. Trendy barn door to walk in closet and ensuite. Ensuite bath has long vanity with 2 sinks and there is a separate shower, extra cabinet above vanity between sinks and tile



floors. Two other bedrooms on this level and a 4 pce bath. The lower level has a walk up into the amazing yard. Big rec room/games room area for the whole family , a den/flex room area and some storage. This home has been carefully maintained by current owner and shows pride of ownership. Strathcona is one of Calgary's premier areas with all amenities nearby including schools, parks, lrt, shopping, westside rec center and just 45 minutes to the mountains.

Built in 1987

### Essential Information

MLS® #	A2231415
Price	\$894,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,891
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	187 Strathaven Circle Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h2k9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway

# of Garages 2

### Interior

Interior Features Bookcases, Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Range Hood, Refrigerator, Trash Compactor

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting

Roof Asphalt

Construction Wood Frame

Foundation Wood

### Additional Information

Date Listed June 16th, 2025

Days on Market 13

Zoning R-CG

### Listing Details

Listing Office RE/MAX Realty Professionals

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.