

# \$1,090,000 - 115 Strathaven Circle Sw, Calgary

MLS® #A2244657

**\$1,090,000**

3 Bedroom, 3.00 Bathroom, 2,519 sqft

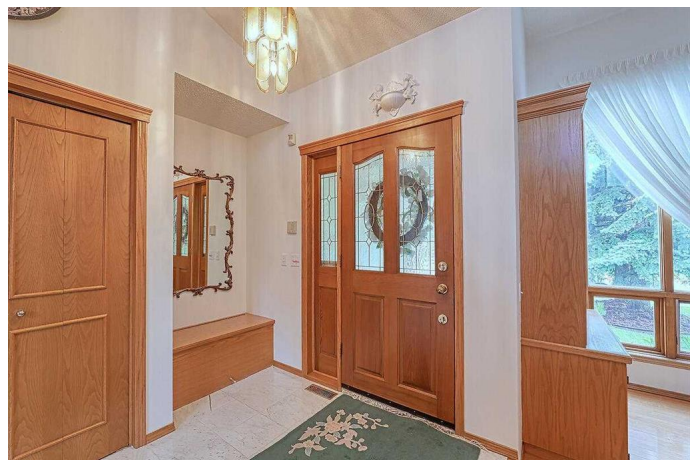
Residential on 0.14 Acres

Strathcona Park, Calgary, Alberta

PRICE REDUCED! This is it!! This is your opportunity to live in sought after Strathcona Park. Welcome to this exceptional custom 2500 sq.ft 2 storey home. Soaring ceilings, pristine hardwood floors and loads of natural light throughout. The main floor offers a seamless flow of living space with a formal living room w/fireplace, dining room, and a main floor family room with 2nd fireplace. Great kitchen with granite countertops and stainless steel appliances, island and corner pantry with bright eating nook. There is also a good size separate den/office area off the entry way. Nice size main floor laundry room and private 2-pce bath. Upstairs there are 3 bedrooms. The primary master bedroom is a luxurious retreat with room for a king bed, separate seating area and spa inspired 5-pce ensuite with double vanity, corner soaker tub, shower and separate toilet room. The additional 2 bedroom are separated by a Jack & Jill 4-pce bath. Lower level has a large rec room, loads of storage and room for an additional bathroom with rough-in ready for your future plans. Prime location close to schools, backing directly onto playground, parks and pathways. Close to transit, Westside Rec, Aspen Landing and Strathcona Square and a quick commute to downtown.

Built in 1987

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244657    |
| Price          | \$1,090,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,519       |
| Acres          | 0.14        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 115 Strathaven Circle Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2K8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | None                                                                                                                              |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, See Remarks |
| Roof              | Clay Tile                                           |
| Construction      | Brick, Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 68               |
| Zoning         | R-CG             |

### **Listing Details**

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

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