

\$650,000 - 184 Strathaven Circle Sw, Calgary

MLS® #A2208355

\$650,000

3 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

RARE OPPORTUNITY *** Walk-Out Villa with DOUBLE attached garage in Strathcona. *** WALKING distance to community parks & pathways, local shopping, great pubs and eateries are all around. *** PLUS, it is only a 10 minute commute to downtown and has great access to all the major traffic arteries. TRULY a very desirable location and community along the west side! *** This is a large 2-bedroom 2-bathroom unit upstairs -AND- a third bedroom and bathroom downstairs. *** LOCATED just two doors from the beautiful double level Club House - called "the Villa" which is a great place to meet with your community friends and/or neighbours -OR- host your own family and/or friends function/s at a minimal charge. It is well equipped with kitchens up & down " lounge and dining areas " pool table and other games -PLUS- a large outdoor deck with city escarpment views and a covered patio deck: ALL this is included in your CONDO FEES! *** WALKING into this unit just feels like home. A good-sized living room with fireplace just off the front entrance, a formal dining area or office if need just off the kitchen, a very bright and airy kitchen & eating area with tons of natural light & a patio door to great bar-be-queing deck. The primary bedroom is a nice size with ample closets and an full ensuite. The secondary bedroom has great views and good size closet. *** DOWNSTAIRS is a walkout basement, with a huge games room family room and patio doors



to a cover deck area, There is a good size third bedroom with a full bathroom next door. *** LOADS of room for storage and a HOBBY room if you so desire. *** DONâ€™T miss out â€” call your favorite Realtor to view -OR- come by the â€œOPEN HOUSEâ€• on Saturday April 12th or Sunday April 13th and come by to â€œCHECK-it-OUTâ€•

Built in 1987

Essential Information

| | |
|----------------|---------------------|
| MLS® # | A2208355 |
| Price | \$650,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,347 |
| Acres | 0.00 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Villa |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 184 Strathaven Circle Sw |
| Subdivision | Strathcona Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3G4 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | Clubhouse, Party Room |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Quartz Counters, Storage |
| Appliances | Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Close to Clubhouse, Cul-De-Sac, Landscaped, Private, See Remarks, Other |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 5 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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