

# \$850,000 - 85 Stradwick Rise Sw, Calgary

MLS® #A2222977

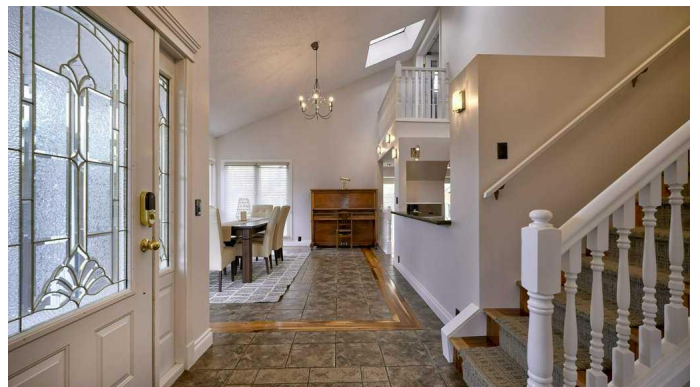
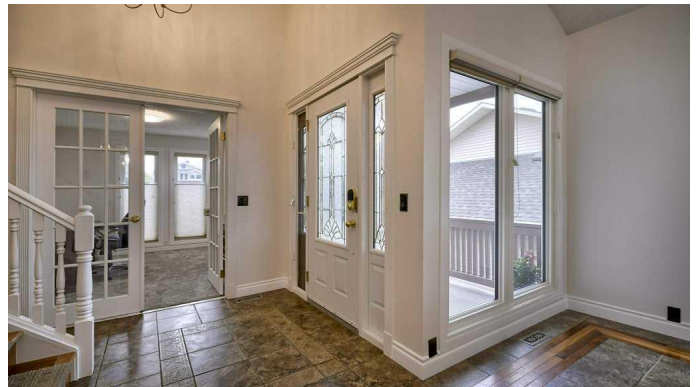
## \$850,000

4 Bedroom, 3.00 Bathroom, 2,159 sqft

Residential on 0.11 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE Saturday 24th 1-4pm and Sunday 25th 1-3 pm. Nestled on a quiet street in the heart of Strathcona Park, this charming 4 bedroom, 3 bathroom home offers the perfect blend of comfort, style, and location. Freshly painted throughout, the interior exudes a bright, clean, and modern feel thatâ€™s move-in ready for its next owners. Step inside to discover a spacious main floor featuring a warm and inviting living room with large windows that fill the space with natural light. The kitchen offers extensive cabinetry and counter space, perfect for both everyday living and entertaining, newly refreshed for a beautifully updated look. The adjacent dining area has vaulted ceiling and is surrounded by picture windows, making it an ideal spot for family meals or special occasions. A main floor office/ den is great for working from home and sunny solarium overlooks the huge deck and yard. Main floor laundry and 3 piece bathroom with Steam shower are added convenience beside access to the attached double garage. Upstairs, youâ€™ll find a generous primary bedroom with ample closet space, balcony and ensuite, along with two additional bedrooms and a full bathroomâ€”perfect for a growing family or guests. The basement provides a good sized 4th bedroom with walk in closet, additional versatile space awaiting your vision, ideal for a media room, rec room, or gym plus huge storage/cold room. Outside the low maintenance yard allows more time to relax on the spacious deck offering wonderful views out



over the City. Newly painted, updated carpets, furnace new in 2020, Tankless on demand hot water heater in 2018, roof in 2015, filtered water system to kitchen in 2024. Located just minutes from excellent schools, parks, shopping, and easy access to downtown, this home truly has it all. Whether you're a first-time buyer, downsizing, or looking to invest in a mature, well-established neighbourhoodâ€”85 Stradwick Rise SW is a must-see.

Built in 1981

**Essential Information**

MLS® #	A2222977
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,159
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Stradwick Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1G7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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