

\$464,900 - 12 Stradwick Rise Sw, Calgary

MLS® #A2232962

\$464,900

2 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

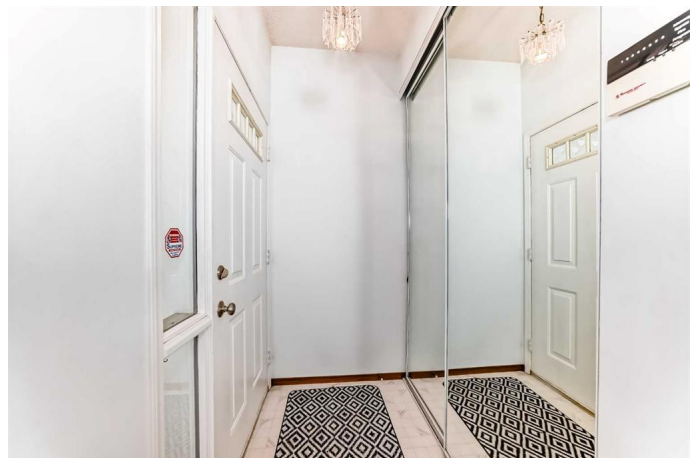
Spacious CORNER UNIT townhome in the well-established community of Strathcona Park. This home features a functional layout. The main floor enters into a cozy sunken living room with a gas fireplace and large bay-windows that flood the space with natural light. Enjoy entertaining in the formal dining room, or take advantage of the expansive kitchen with an eating nook, offering direct access to a private deck—perfect for morning coffee or summer BBQs. A convenient 2-piece bathroom with in-suite washer and dryer completes the main floor.

Upstairs, you'll find a generously sized primary bedroom featuring vaulted ceilings, a walk-in closet, and a 3-piece ensuite. An additional bedroom, a versatile bonus room, and a four-piece main bathroom provide ample living space for family or guests.

The unfinished basement has its own entrance and leads to a DOUBLE-ATTACHED GARAGE, which is insulated and comes with a NEW GARAGE DOOR. This unit is located in a well-kept complex with underground sprinklers, and being a corner unit, you'll love the extra privacy and light.

Close to many amenities including parks, schools, shopping, and transit. Close proximity to downtown and major thoroughfares. This is a fantastic opportunity to own a home in a well-loved, established neighborhood. Book your viewing appointment today!

Built in 1993



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2232962 |
| Price | \$464,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,471 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 12 Stradwick Rise Sw |
| Subdivision | Strathcona Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H3H1 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Separate Entrance, Laminate Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Corner Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 72 |
| Zoning | M-CG d45 |

Listing Details

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

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.