

# \$549,999 - 55 Strathcona Close, Calgary

MLS® #A2237356

**\$549,999**

3 Bedroom, 3.00 Bathroom, 1,150 sqft  
Residential on 0.09 Acres

Strathcona Park, Calgary, Alberta

INVESTORS, FLIPPERS, or HANDY BUYERS—this one's for you! This 4-LEVEL SPLIT (total 2,152 sq. ft.) already has many major upgrades started, giving you the chance to step in, finish the work, and add your own value.

## INSIDE:

The kitchen is equipped with a GAS STOVE, GE FRIDGE, BOSCH DISHWASHER, plus new fixtures and cabinets. Bathrooms feature new vanities and toilets, while flooring has been updated throughout: porcelain tile in the kitchen/dining, hardwood in the living room, and luxury vinyl in the ensuite, lower bath, and family room. The ensuite includes a walk-in jetted tub for relaxing. Laundry is convenient with an all-in-one washer upstairs and a new high-efficiency washer and dryer downstairs.

## UPDATES:

Recent improvements include a brand new furnace and new windows in the living room and second bedroom.

## OUTSIDE:

The metal roof (2018) comes with a 50-year warranty, plus new leaf filters (2024) on the oversized 6-inch gutters. Enjoy the new front porch, spacious back deck, newly fenced yard, and a dedicated rear parking space—with room to add a garage if you choose.

With the big-ticket items already complete, this



home is ready for you to finish and customize. Whether you're after a family home you can make your own or a solid investment project, this property has great potential.

Located in a quiet, family-friendly neighborhood, the home is vacant and ready for quick possession.

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2237356      |
| Price          | \$549,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,150         |
| Acres          | 0.09          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 55 Strathcona Close |
| Subdivision | Strathcona Park     |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 1L2             |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Bar, Double Vanity, Crown Molding |
|-------------------|-----------------------------------|

|                 |                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Washer/Dryer, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, European Washer/Dryer Combination |
| Heating         | Forced Air                                                                                                                        |
| Cooling         | None                                                                                                                              |
| Fireplace       | Yes                                                                                                                               |
| # of Fireplaces | 2                                                                                                                                 |
| Fireplaces      | Wood Burning                                                                                                                      |
| Has Basement    | Yes                                                                                                                               |
| Basement        | Full, Partially Finished                                                                                                          |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Rain Gutters       |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Metal                            |
| Construction      | Wood Frame, Brick, Metal Siding  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | R-CG              |

## Listing Details

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

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