

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

MLS® #A2244657

**\$1,090,000**

3 Bedroom, 3.00 Bathroom, 2,519 sqft

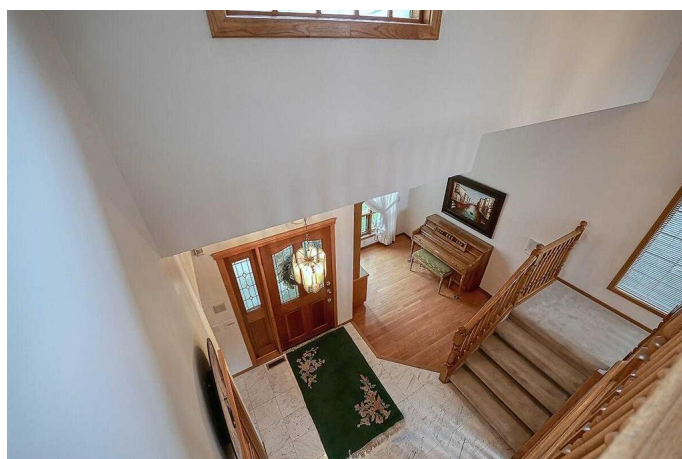
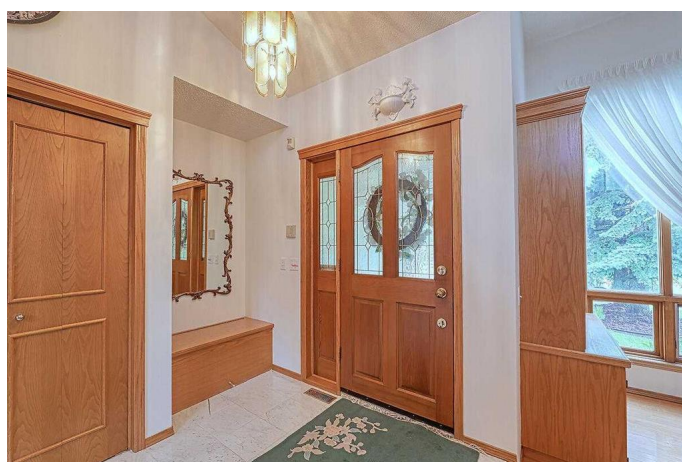
Residential on 0.14 Acres

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, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Electric Cooktop, Freezer
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	32
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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