

\$678,000 - 40 Strathearn Crescent Sw, Calgary

MLS® #A2256507

\$678,000

4 Bedroom, 4.00 Bathroom, 1,524 sqft
Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

Welcome to this BEAUTIFUL and UPDATED home in the highly sought-after community of Strathcona Park! This 4-BEDROOM, 3.5-BATHROOM home showcases a BRIGHT and OPEN layout with both a living room featuring large windows AND a family room complete with a cozy wood-burning FIREPLACE.

The spacious kitchen offers ample cabinets and counter space, an eating bar, STAINLESS STEEL fridge, and a dining area. Patio doors lead to your large DECK and fenced backyard.

Upstairs you'll find 3 well-appointed bedrooms and a 4-PC BATHROOM. The PRIMARY BEDROOM includes a large walk-in closet and a full ENSUITE.

The basement is fully finished with a versatile flex space, 4th BEDROOM, another FULL BATHROOM, and plenty of STORAGE.

Outside, enjoy your DECK overlooking a nice-sized yard and an oversized single detached GARAGE.

RECENT UPGRADES include: NEW ROOF (2023), NEW HOT WATER TANK (2023), CENTRAL AIR (2023), NEW WINDOWS & DOORS (2020), and NEW FURNACE (2016).

This home is just a short walk to the LRT, close to shopping, and surrounded by



excellent schools. Strathcona Park is truly unique with access to a 23-hectare ENVIRONMENTAL RESERVE featuring ravines, off-leash parks, and bike paths—an URBAN OASIS in the city.

Built in 1981

Essential Information

MLS® #	A2256507
Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,524
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Strathearn Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1R9

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.