

# \$1,150,000 - 41 Strathridge Crescent Sw, Calgary

MLS® #A2206192

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

\*\*\* OPEN HOUSE Sat 3 May 2025 2pm â€“ 4pm \*\*\* Nestled in a quiet cul-de-sac in the sought-after community of Strathcona Park, this beautifully updated two-storey home offers comfort, style, and functionality for modern family living. Boasting over 2000 sqft of living space, this air-conditioned home features 4 bedrooms, 3 bathrooms, a main-floor office, and a fully developed basementâ€”perfect for growing families or those needing extra space. As you step inside, you're greeted by a bright and inviting flex room with elegant French doors, ideal for use as a formal dining room, sitting area, or even a playroom. The heart of the home is the stunning, upgraded kitchen, complete with a center island, breakfast bar, granite countertops, designer tile backsplash, and high-end stainless steel appliances. A second sink and built-in bar fridge make entertaining a breeze, while the spacious seating area and family room offer the perfect place to gather, complete with a cozy gas fireplace with slate accents. French doors lead to a large west-facing deck with glass panel railings, a gas line for easy BBQing, and a private, beautifully landscaped backyardâ€”ideal for summer gatherings or simply unwinding after a long day. A stylish 2-piece powder room and a convenient main-floor laundry room complete this level. Upstairs, youâ€™ll find a generous primary bedroom with a walk-in closet and a luxurious 4-piece ensuite, featuring a jetted soaker tub and a separate showerâ€”a perfect retreat at



the end of the day. Two spacious secondary bedrooms and a well-appointed full bathroom complete the upper level. The fully developed basement offers even more living space, including a huge recreation and great room with a second gas fireplace, a fourth bedroom, and a versatile workshop areaâ€”perfect for hobbies, crafts, or additional storage. Additional features include a newer furnace, basement and the main level are wired for entertainment, a double attached garage, and a prime location within walking distance to top-rated schools, transit, parks, and everyday amenities. With its quiet location, functional layout, and impressive upgrades, this is an exceptional family home that offers unbeatable value. Donâ€™t miss your chance to make it yours!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206192    |
| Price          | \$1,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,108       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 41 Strathridge Crescent Sw |
| Subdivision | Strathcona Park            |
| City        | Calgary                    |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 3R9 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                      |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Family Room, Gas   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Paved, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 37               |
| Zoning         | R-G              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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