

# \$650,000 - 65, 39 Strathlea Common Sw, Calgary

MLS® #A2226381

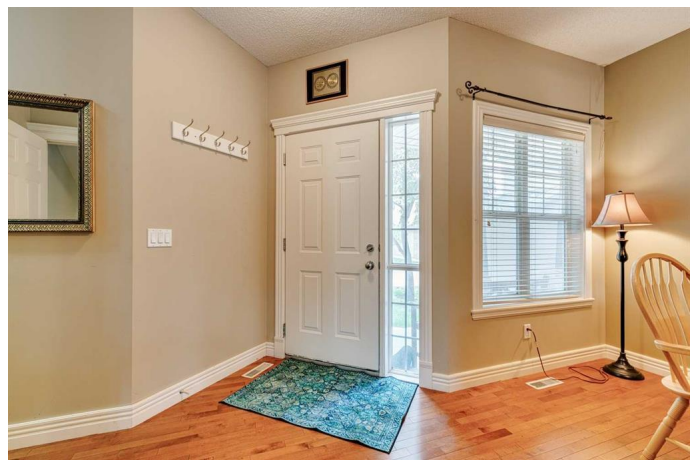
## \$650,000

3 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Welcome to this elegant 2-story end-unit townhome situated in the highly desirable community of Strathcona Park! Over 2900 sqft of developed living space, offering 3 bedrooms, 3.5 baths, and a professionally developed basement this home perfectly combines style, comfort, and functionality. Upon entering, you're greeted by 9-ft ceilings and a functional design that exudes warmth and sophistication. The spacious dining area flows into a cozy living room with a gas fireplace, perfect for entertaining or relaxing evenings at home. The adjacent kitchen features stainless steel appliances, granite countertops, a large island, and a walk-in pantry. The bright breakfast nook offers lovely views of the private west-facing backyard and deck, where you can enjoy summer evenings in peace. The upper level is a true retreat with a generous bonus room for family time or a dedicated play/entertainment area. The primary bedroom suite impresses with its walk-in closet and luxurious 4-piece ensuite, complete with a soaker tub and walk-in shower. Two additional oversized bedrooms and a 4-piece bathroom complete this level, providing ample space for family or guests.

The professionally developed lower level enhances your living experience, offering a versatile fourth bedroom or den, a 4-piece bath, and a spacious recreation room



perfect for a gym, media room, or home office. This property also includes a double attached garage and is nestled in an unbeatable location. Within walking distance to Dr. Roberta Bondar School (K-6), and close to transit, the LRT, and all the amenities of Aspen and West Springs shopping districts. Enjoy easy access to the West Ring Road, making commutes a breeze – you're just a short drive to downtown and less than an hour to the Mountains. Experience the perfect blend of urban connectivity and tranquil suburban living in a vibrant and family-friendly community. Don't miss this amazing opportunity – book your showing today!

Built in 2004

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2226381               |
| Price          | \$650,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,011                  |
| Acres          | 0.06                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 65, 39 Strathlea Common Sw |
| Subdivision | Strathcona Park            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |

|             |         |
|-------------|---------|
| Postal Code | T3H 5P8 |
|-------------|---------|

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Trash, Visitor Parking, Snow Removal |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Granite Counters                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas, Living Room                                                  |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |

### Listing Details

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

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