

# \$1,100,000 - 27, 1359 69 Street Sw, Calgary

MLS® #A2214857

**\$1,100,000**

2 Bedroom, 3.00 Bathroom, 2,128 sqft

Residential on 0.10 Acres

Strathcona Park, Calgary, Alberta

\* RARE FIND -- Walk-out VILLA BUNGALOW  
-- Classy â€œ ELEGANT â€œ Spacious â€œ  
SECURE \*

\*\* HIDDEN gem â€œ SUSSEX Green is a 24-unit GATED community built on a â€œgreen space ravineâ€œ in the heart of Strathcona Park. An amazing location that is walking distance to parks, path systems, schools, community center, churches and a shopping center with a major grocery store, eateries, retail stores, medical and various community services. \*\* GREAT access to DOWNTOWN and to numerous major arteries in all directions. \*\* THE Community is a very well maintained & managed Executive Villa complex, with a great sense of neighbor / family vibe. \*\* MAIN floor â€œ the moment you step in the front door you know this is something special. \*\* THE spacious front entry is bright and airy, marble floors, with custom built-in display shelving, high vaulted ceiling and a gorgeous chandelier. \*\* THE great room - as you move into the home you step into the very open and bright - grand living room, dining room and sitting room featuring soaring vaulted ceilings, massive windows all around, a gorgeous marble faced fireplace and a great patio area. \*\* THE custom designed and built gourmet kitchen is just off the dining room â€œ great for entertaining your family, friends and guests. It features a eating dinette with access to a sunny patio area. THE kitchen has tons of quality high end cabinets â€œ a huge



preparation island, a custom desk area, with marble and/or granite finishes. Featuring top of the line Thermador & Sub-Zero appliance package. This kitchen is TRULY a delight to work and/or enjoy with your family and friends.

\*\* THE primary bedroom is a true RETREAT â€“ with a SPA like ensuite, small patio retreat, cozy gas fireplace, his & hers closets and tons of bright beautiful windows overlooking the green space ravine. \*\* THE office is a large flexible room right off the main entry foyer. \*\* THE back entry includes the main floor laundry, the beautiful two-piece powder room and direct entry to the oversized DOUBLE attached garage. \*\* DOWNSTAIRS a fully developed walk-out with a very functional floor plan. \*\* THE huge family recreation / sitting room areas - features tons of large windows making this very bright and airy, PLUS a beautiful gas fireplace and a patio door to a very good size private patio area. THE guest bedroom with gorgeous ensuite will have your company totally feel they are in a high end hotel and not want to leave. \*\* HUGE storage room with loads of custom built shelves and closets â€“ truly rare to find. \*\* THE utility room has upgraded mechanicals and tons more storage with room for your hobby shop. \*\* AN AMAZING home that must be seen to be appreciated. \*\* Connect with your favorite Realtor and setup a viewing \*\* or come by the OPEN House Saturday or Sunday from 1:30 pm to 4:00 pm. \*\* CHECK-it-OUT !!

Built in 1998

## Essential Information

MLS® #	A2214857
Price	\$1,100,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,128
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### Community Information

Address	27, 1359 69 Street Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3W8

### Amenities

Amenities	None
Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bidet
Appliances	Built-In Electric Range, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Washer/Dryer
Heating	Forced Air, Natural Gas, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Marble, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Private

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	2
Zoning	SR

**Listing Details**

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

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