

# \$840,000 - 56 Strathclair Place Sw, Calgary

MLS® #A2222003

**\$840,000**

5 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

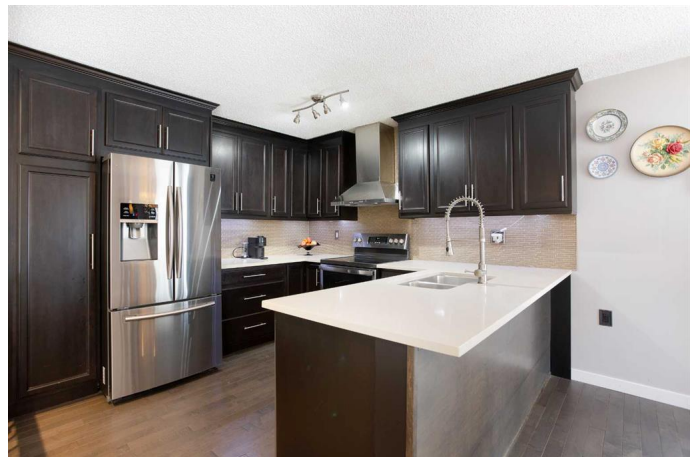
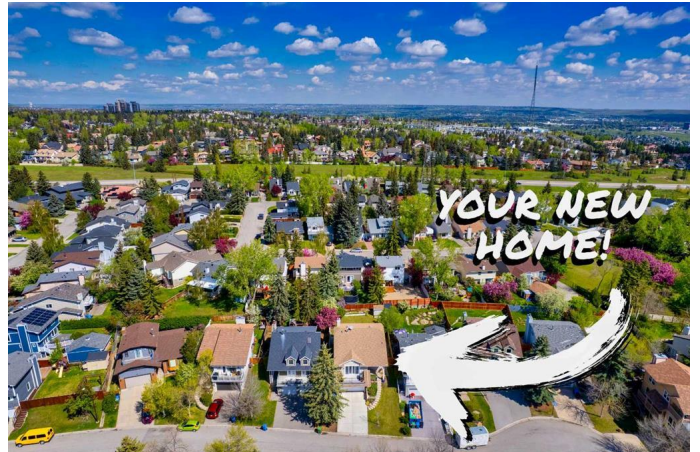
\*\*\*OPEN HOUSE - Saturday, August 23,  
12:00 - 2:00\*\*\* Welcome to this beautifully  
maintained 5-bedroom, 3-bathroom home  
located in the highly sought-after community of  
Strathcona Park. With over 2,000 sq ft of  
developed living space across a versatile  
4-level split layout, this property is perfect for  
families or investors.

Step into the bright main floor, where vaulted  
ceilings and newer hardwood floors create a  
warm and inviting ambiance. The updated  
kitchen boasts stainless steel appliances,  
sleek modern cabinetry, and generous counter  
space, perfect for cooking and entertaining.  
Walk out directly to a spacious deck, ideal for  
morning coffee or summer BBQs.

Upstairs, you'll find a spacious primary  
bedroom with a beautifully updated 3 piece  
ensuite with two closets. Two spare bedrooms  
rest just down the hall, next to a fully updated  
4 piece common bathroom.

The lower level features a cozy family room  
with a real wood-burning fireplace, a third  
bathroom, and a flexible fourth bedroom or  
home office. The finished basement offers a  
fifth bedroom which is ideal for a guest room,  
gym, or recreation space.

Additional features include an attached double  
garage, a laundry/mudroom with side  
entrance, a large crawl space for ample  
storage, and a large backyard with a shed.  
Ideally located near top-rated schools, the  
LRT, Westside Rec Centre, and Stoney Trail,  
with easy access to the mountains and under



20 minutes to downtown.

Built in 1979

### Essential Information

MLS® #	A2222003
Price	\$840,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,268
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	56 Strathclair Place Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1H1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	87
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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