

# \$1,049,900 - 41 Strathridge Crescent Sw, Calgary

MLS® #A2230058

**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

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 basement—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 backyard—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, you'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 shower—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 area—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. Don't miss your chance to make it yours!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230058    |
| Price          | \$1,049,900 |
| 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    | June 12th, 2025 |
| Days on Market | 50              |
| Zoning         | R-G             |

### Listing Details

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

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