



**166 69 Street SW**  
**Calgary, Alberta**

**MLS # A2296069**



**\$1,165,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,147 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub		

**Inclusions:** NONE

Built in 2023| 6 BEDROOMS | WALKOUT BASEMENT | High Ceiling 10 feet main floor and 9 feet upper|

Welcome to 166 69 Street SW, a stunning 2023-built corner-lot walkout offering the perfect blend of upscale design and practical family living. This rare west-side home features 6 bedrooms, a basement den, an upper bonus room, and a fully finished walkout basement, providing exceptional space and flexibility for large or multi-generational families. Situated on a corner lot, the home enjoys additional sunshine and abundant natural light, enhancing the bright and airy feel throughout. One of its standout features is the 10-foot ceiling on the main floor—rarely seen in Calgary—which creates a grand sense of space across the open-concept layout. The sun-filled main level showcases a stylish living room with a modern fireplace and built-ins, a spacious dining area, built-in office nook, and a beautifully appointed chef-inspired kitchen with full-height contemporary shaker cabinetry, custom hood fan, gas cooktop, built-in oven, stainless steel appliances, corner pantry, tiled backsplash, and a large island designed for everyday living and entertaining. Upstairs, you’ll find 4 generous bedrooms plus a bonus room, including a luxurious primary retreat complete with a spa-inspired ensuite featuring heated floors, dual sinks, an oversized rain shower, deep soaker tub, and a custom walk-in closet. The fully finished walkout basement adds 2 more bedrooms, a den, and a full bathroom, offering even more functional living space. Outside, enjoy the finished and fenced backyard, perfect for children, pets, and outdoor gatherings. The oversized double attached garage is drywalled, insulated, and features a high ceiling, and the home is air-conditioning ready for future comfort. Located in a highly desirable

west Calgary community with excellent school zoning, close to top-rated public and private schools, parks, walking paths, shopping, Westside Recreation Centre, Aspen Landing, 69 Street LRT, and with quick access to downtown, this is a rare opportunity to own a beautifully finished family home in an outstanding location.