



**59 Strathcona Close SW  
Calgary, Alberta**

**MLS # A2305838**



**\$789,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Slate, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Storage		

**Inclusions:** Closet organizers; TV Wall-mounts x 2; doorbell camera; unmonitored alarm equipment; built-in sound system with speakers; exterior television on front deck; outdoor shed; outdoor pergola; chiminea; rainbarrels x 3; wall-mounted fountains on back fence; faux greenery privacy screen on front deck.

\*\*\*OPEN HOUSE CANCELLED\*\*\* Tucked into a quiet pocket of Strathcona Park, this charming three-bedroom, three-bathroom bi-level is full of personality, natural light, and spaces you’ll actually use and love every day. Let’s start outside, because this home really shines here. The east-facing front patio has been thoughtfully transformed into a cozy outdoor oasis, complete with an outdoor TV and a gas line for your barbecue. Whether its morning coffee, weekend lounging, or catching the game, this is a space that makes you want to stay a while. Out back, the private west-facing yard is ready for entertaining, with a pergola, firepit, and a handy shed to keep all your gear tucked away. Step inside and you’re greeted by sunlight pouring through oversized windows on both levels, giving the home an airy, uplifting feel. The kitchen is a standout—designed for both function and gathering—with a farmhouse sink, prep sink, gas range, loads of counter space, and built-in pantry shelving. A charming south-facing pop-out window is the perfect little greenhouse moment for your herbs or houseplants. The dining area flows easily for hosting, while the living room invites you to unwind with a gas fireplace framed by a beautiful flagstone feature wall and big east-facing windows. The primary suite is a true retreat, offering approximately 200 square feet of comfortable space, large west-facing windows, and a full wall of organized closet space. The recently renovated five-piece ensuite feels like your own personal spa, with updated flooring, tile, shower, lighting, and fixtures. Two additional generously sized bedrooms and a refreshed main bathroom round out the upper level. Downstairs, the fully developed lower level continues to feel bright and welcoming thanks to large windows. There’s a spacious family room, a flexible bonus space, a

dedicated office, and a three-piece bathroom, which are perfect for guests, teens, or working from home. The laundry room is as practical as it is generous, with a sink, ample counter space, built-in storage, and room to spread out. And then there's the oversized attached double garage with two doors, built-in shelving, and a workbench, ideal for projects, storage, and keeping everything organized. Whether you're upsizing, downsizing, or simply looking for a home with character and functionality, this one checks all the boxes. All of this in the established and highly sought-after community of Strathcona Park, where you're just minutes to downtown, close to transit and the LRT, and surrounded by great shopping and amenities at Westside Rec Centre, Aspen Landing, and Westhills. The neighbourhood is also known for its excellent schools at every level, including easy access to many of Calgary's top private and charter schools on the west side... making this a home that truly grows with you.