



**11 Stradwick Place SW  
Calgary, Alberta**

**MLS # A2319155**



**\$649,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,727 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** Refrigerator and freezer in garage

Situated on a quiet cul-de-sac, this beautifully updated two-storey home offers stylish renovations, generous living spaces, and exceptional functionality throughout. The renovated kitchen is sure to impress with modern white cabinetry, quartz countertops, contemporary finishes, and luxury vinyl plank flooring. The open-concept main floor flows seamlessly, featuring a spacious living area with a wood-burning fireplace and a dining space with patio doors leading to a sunny covered balcony—perfect for morning coffee or evening relaxation. A flexible home office area with French doors opens to the large, landscaped backyard. Completing the main floor are a convenient laundry space and a refreshed powder room. Upstairs, the generous primary retreat enjoys downtown views, custom California Closets storage, and a beautifully renovated ensuite featuring heated floors, dual vanities, and a luxurious stand-alone soaker tub. Two additional bedrooms, a linen closet, and an updated four-piece bathroom provide ample space for family or guests. The finished basement adds valuable living space and can be used as a gym, recreation room, or teen hangout, catering to the diverse needs of modern families, with direct access to the double attached garage. The outdoor space features a large deck with plenty of room for furniture and planters, creating an ideal setting for entertaining or relaxing. Notable updates include windows and patio doors (2016), shingles (2024), hot water tank (2026), and deck (2016), providing peace of mind for years to come. Located close to excellent schools, parks, shopping, and transit, with a quick commute to downtown and easy access to the mountains, this is an outstanding opportunity to own a move-in-ready home in one of Calgary’s most desirable west-side communities. Best of all—NO CONDO FEES!