



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Strathcona Road SW
Calgary, Alberta

MLS # A2326353



\$1,099,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Lawn, No Back Lane, Private, Street		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bidet, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: TV Brackets

OPEN HOUSE SAT JULY 18th 12-2 pm. WELCOME HOME to Strathcona Park where you will be WOWed by this Beautifully Renovated (2021), Air Conditioned Home with a South Private Front Patio and Porch to enjoy your Morning Coffee and Visiting with Friends and Neighbors. Across the Street from Olympic Heights and John Costello Elementary Schools, Hockey Rink, Tennis Courts and the Community Centre where Families Connect and Make Life Long Friends! Stunning Curb Appeal Offering over 3,174 sq ft of total living space, this exceptional residence features 4 bedrooms and 3.5 bathrooms—perfectly designed for growing families or those who love to entertain. Step inside to discover a thoughtfully updated interior, highlighted with hardwood flooring throughout the main and upper levels, creating a warm and cohesive feel with added durability for everyday living. The main floor is both inviting and functional, beginning with a Stunning Living Room and Sunken Dining Room Perfect for Entertaining. The Bright Newer Kitchen is the Heart of the Home featuring Stainless Steel Appliances, two-tone cabinetry, and a window overlooking your serene backyard with a bright breakfast nook opens directly onto the deck creating the perfect space for BBQ'ing and Relaxing. This all flows effortlessly into the cozy family room, complete with a gas fireplace—designed for comfort and connection. Completing the main floor is a convenient laundry room with built-in cabinetry and a Guest Bath. The upper level primary retreat offers a walk-in closet and an updated 4-piece ensuite adding a touch of everyday luxury and comfort and also features two spacious generous bedrooms, a full 4-piece bathroom. You will Love the Fully Developed WALKOUT Basement expands your living space even further, offering a large recreation room with a gas

fireplace, an additional bedroom and a 3-piece bathroom—ideal for guests, teens, or multi-generational living. Outside, escape to your own beautifully landscaped private backyard, surrounded by mature trees for a peaceful and secluded setting—perfect for relaxing or entertaining. Located in one of Calgary’s most established and sought-after southwest communities, this home offers unbeatable convenience. You’re just minutes to shopping, restaurants, and everyday amenities, with easy access to the CTrain and major routes for a quick downtown commute. Surrounded by parks, pathways, and top-rated schools, Strathcona Park continues to be a top choice for families and professionals alike. Fully Renovated in 2021 including Plumbing and Electrical. Other Updates are HWT (2023) and Central Vac (2026)! A rare opportunity to own a move-in-ready home in a prime location—this is elevated living in Strathcona Park. WELCOME HOME!