



GRASSROOTS
REALTY GROUP

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212 Stravanan Bay SW
Calgary, Alberta

MLS # A2327800



\$779,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: None

Welcome to the highly sought-after community of Strathcona Park. This spacious 4-bedroom, 3.5 bathroom two-storey home is nestled on a quiet, family-friendly cul-de-sac with mature landscaping. Offering an unbeatable location and excellent structural bones, this property represents an incredible opportunity to sweat-equity your way into one of Calgary's premier west-end neighbourhoods. The main level boasts a bright, expansive layout with large windows that flood the formal living and dining rooms with natural light. The upper level features three spacious bedrooms, including a primary retreat equipped with its own private ensuite bathroom. The two additional well-appointed bedrooms share a full family bathroom. With cosmetic upgrades, new carpeting, and creative styling, this home can easily be turned into a stunning, modern sanctuary for a growing family. The fully developed walk-out basement significantly expands your living space, housing a massive recreation room, a convenient third full bathroom, and a versatile fourth bedroom—ideal for guests, teens, or a home office. Outside, the property features a double attached garage and a private backyard oasis with mature trees and an expansive deck. While the outdoor areas and deck require maintenance, the large lot provides a serene backdrop with no major traffic noise. Homes on quiet bays in Strathcona Park are highly coveted. You are located just minutes from top-rated schools, scenic ravines, the 69th Street LRT Station, Westside Recreation Centre, and a quick commute to downtown Calgary via Bow Trail. Whether you are looking to flip, buy and hold, or customize a forever home, this property offers unmatched potential in an awesome community.