



GRASSROOTS
REALTY GROUP

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610 Strathcona Drive SW
Calgary, Alberta

MLS # A2333941



\$575,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,040 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Carport, Off Street, On Street, Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting		

Inclusions: Back Yard Shed

Welcome to this beautifully maintained walkout half-duplex in the highly desirable community of Strathcona Park! Offering over two developed levels, this home has been thoughtfully updated with newer windows, exterior doors, shingles, and a high-efficiency furnace (2025), providing comfort and peace of mind for years to come. The bright and functional main floor features a spacious living area, three bedrooms, and a full 4-piece bathroom. The walkout basement is fully developed with an illegal suite, a full 4-piece bathroom, and two versatile flex rooms that offer excellent potential for additional bedrooms with the installation of compliant egress windows. Outside, you'll appreciate the single carport with space to add a future garage. Ideally located just steps from parks and approximately a 10-minute walk to the CTrain station, this home offers outstanding convenience with easy access to schools, shopping, downtown, and major roadways. Whether you're looking for a family home or an investment opportunity, this property offers exceptional flexibility in one of Calgary's most sought-after west-side communities. Don't miss your chance to make it yours!