



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21 Strathearn Gardens SW
Calgary, Alberta

MLS # A2334898



\$595,000

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,404 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 620
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Set in a quiet, well-maintained complex in sought-after Strathcona Park, close to shopping, transit, walking paths, and recreation, this beautifully updated bungalow villa offers the perfect blend of comfort, space, and low-maintenance convenience. The bright, open-concept main floor features vaulted ceilings, rich hardwood flooring, and a warm, inviting living room centred around a cozy gas fireplace. The kitchen offers a large island perfect for gathering, ample cabinetry, generous counter space, and a corner pantry. A private den off the foyer provides the ideal home office or reading retreat, while the spacious primary suite features dual walk-in closets and a five-piece ensuite complete with a soaker tub and separate walk-in shower. A convenient two-piece powder room and main floor laundry complete the upper level. The fully finished basement expands the home with a spacious family room featuring a second gas fireplace, two additional bedrooms, a full bathroom, and loads of storage. Complete with a double attached garage and surrounded by mature landscaping, with a sunny rear deck, this move-in-ready villa is an exceptional opportunity for those looking to downsize without compromising on space, comfort, or style.