



GRASSROOTS
REALTY GROUP

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155 Strathcona Close SW
Calgary, Alberta

MLS # A2349775



\$789,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Insulated, Parking Pad, Workshop		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement: Refrigerator, Stove, Microwave Hood Fan.

Welcome to this exceptional walkout bungalow in the highly sought-after community of Strathcona Park, tucked away on a quiet, no-traffic close with city views and far more space than it appears from the street. Offering over 2,500 sq. ft. of flexible living space, this home features substantial upgrades, a spacious illegal suite, an oversized rear-attached double garage, and excellent indoor-outdoor living. The main level offers an open, functional layout with abundant natural light, multiple living areas, and great separation between the living room and family room. The kitchen and eating area sit at the heart of the home, while the family room features a wood-burning fireplace and opens onto an oversized deck above the rear-attached garage. This level also includes three bedrooms, a full bathroom, and an ensuite off the primary bedroom. Fully finished approximately five years ago, the walkout basement adds excellent versatility with a spacious illegal suite, ideal for extended family, guests, or potential mortgage-helper use. It includes a large flex/living area, kitchenette, bedroom, laundry room, bathroom with shower, updated insulation, soundproofed ceiling, and two exterior entry points — one from the walkout to the lower deck and another through the attached garage. Major upgrades include a recent ultra-high-efficiency furnace, humidifier, hot water tank, and newer electrical panel installed when the basement was completed. The oversized rear-attached garage is insulated, drywalled, and wired for 240V, making it ideal for parking, storage, hobbies, or workshop use. Exterior improvements include newer siding, soffits, gutters, fascia, extensive concrete work, a cedar-fenced backyard, newer lower deck, and a large private parking pad in front of the garage. Quietly located in one of Strathcona Park's established pockets, this uniquely spacious bungalow offers

substantial upgrades, excellent indoor-outdoor living, and far more flexibility than you would expect from the curb.