



GRASSROOTS
REALTY GROUP

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164 Strathaven Circle SW
Calgary, Alberta

MLS # A2351538



\$624,900

Division:	Strathcona Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,535 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 748
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: CEILING FANS AND T.V. IN BASEMENT FAMILY ROOM (AS IS)

Horizon Village Strathaven " VILLA " 55+ Community. Walk out Bungalow! Over 1530 sq ft on main and 1300 on lower level. Move in condition end unit! One of the best locations in the complex. The main floor features 2 bedrooms with a Bonus huge SUNROOM! The kitchen has granite counters, stainless steel appliances, and a handy spot for the washer/dryer closet. Lower level has a large rec room, bedroom and a 4pce bath. Quality finishings throughout. The community features a Clubhouse with a kitchen and entertainment areas for private events, lots of visitor parking. Close to the Strathcona Community Centre and open areas green spaces, shopping, bus, easy access to Sarcee, Downtown with Views of the CITY CENTRE! Vacant and easy to show.