

# \$575,000 - 55 Strathcona Close, Calgary

MLS® #A2237356

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,150 sqft  
Residential on 0.09 Acres

Strathcona Park, Calgary, Alberta

INVESTORS, FLIPPERS, or HANDY BUYERSâ€™this oneâ€™s for you! This thoughtfully updated 4-LEVEL SPLIT offers a blend of COMFORT, FUNCTION, and MODERN UPGRADES, with many major improvements already doneâ€™yet some renovations remain unfinished, giving you the opportunity to add your own touch and build instant equity.

Set in a quiet, FAMILY-FRIENDLY neighbourhood, the home is VACANT with QUICK POSSESSION available. and the house total square at 2,152.83. The KITCHEN boasts a GAS STOVE, GE FRIDGE, BOSCH DISHWASHER, and NEW FIXTURES and cabinets throughout, including NEW VANITIES and TOILETS in the BATHROOMS. The METAL ROOF (2018) with a 50-YEAR WARRANTY offers long-term peace of mind, and NEW LEAF FILTERS (2024) have been added to the oversized 6-INCH GUTTERS for low-maintenance living.

Enjoy a BRAND NEW FRONT PORCH, SPACIOUS BACK DECK, and NEWLY FENCED YARDâ€™plus a DEDICATED PARKING SPACE at the back. Inside, UPDATED FLOORING includes PORCELAIN TILE in the KITCHEN and DINING ROOM, HARDWOOD in the LIVING ROOM, and LUXURY VINYL in the ENSUITE, LOWER BATHROOM, and FAMILY ROOM. The ENSUITE features a RELAXING JETTED



WALK-IN TUB. Upstairs includes an ALL-IN-ONE WASHER, while the lower level has a NEW HIGH-EFFICIENCY WASHER AND DRYER. Other updates include a BRAND NEW FURNACE and NEW WINDOWS in the LIVING ROOM and SECOND BEDROOM.

With most of the big-ticket upgrades complete, all that's left is to finish the remaining work and make it truly yours. Whether you're looking for a solid family home to customize or a smart investment project, this property offers incredible potential.

Built in 1980

### Essential Information

MLS® #	A2237356
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,150
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	55 Strathcona Close
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1L2

### Amenities

Parking Spaces	1
Parking	Parking Pad, Off Street

## Interior

Interior Features	Bar, Crown Molding, Double Vanity
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Washer/Dryer, Built-In Gas Range, European Washer/Dryer Combination
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Metal
Construction	Brick, Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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