

# \$650,000 - 13 Stradwick Place Sw, Calgary

MLS® #A2242252

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,766 sqft

Residential on 0.08 Acres

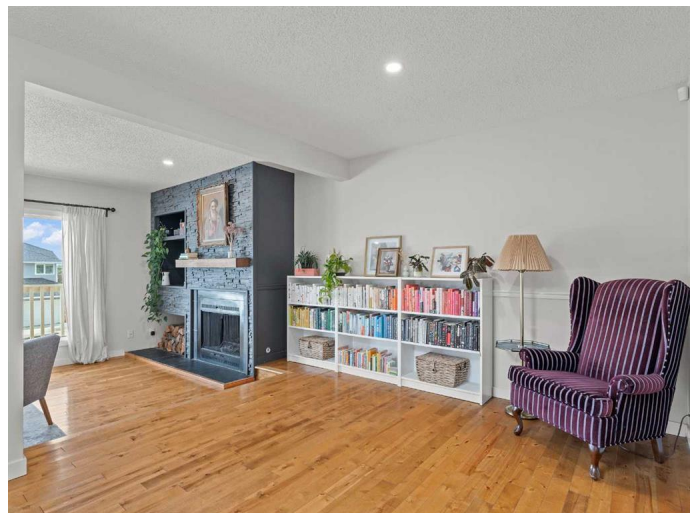
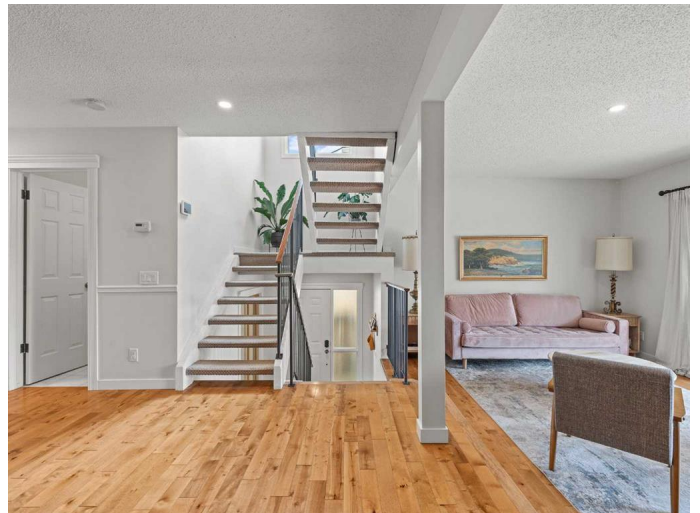
Strathcona Park, Calgary, Alberta

Nestled in a quiet cul-de-sac in the highly desirable community of Strathcona Park, this beautifully maintained semi-detached home offers 1,766 square feet of thoughtfully designed living space, plus a fully developed basement for added versatility. With 3 bedrooms and 2.5 bathrooms, this home is ideal for families, professionals, or anyone looking for a low-maintenance lifestyle in a prime location. The main level features hardwood flooring, a functional galley-style kitchen with sleek stainless steel appliances, and stone countertops in both the kitchen and all bathrooms. The bright and inviting eat-in breakfast nook overlooks the private backyard, while the south-facing front porch is the perfect spot to soak in the sun. You'll also appreciate the convenience of main floor laundry, central air conditioning, and a front-attached double garage. Outside, the private backyard provides a quiet retreat for relaxing or entertaining. With parks, schools, and amenities just minutes away, this Strathcona gem blends comfort, style, and location effortlessly.

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242252  |
| Price     | \$650,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,766                  |
| Acres          | 0.08                   |
| Year Built     | 1982                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13 Stradwick Place Sw |
| Subdivision | Strathcona Park       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 1T3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Wood Burning                                                                                                                              |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony                                                      |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance |

|              |                                        |
|--------------|----------------------------------------|
|              | Landscape, Many Trees, Rectangular Lot |
| Roof         | Asphalt Shingle                        |
| Construction | Brick, Wood Frame, Wood Siding         |
| Foundation   | Poured Concrete                        |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
| Zoning      | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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