

# \$1,240,000 - 113 Straddock Terrace Sw, Calgary

MLS® #A2261614

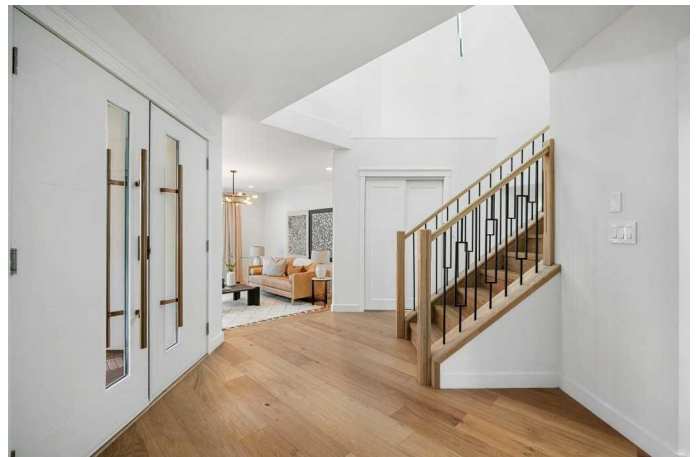
**\$1,240,000**

5 Bedroom, 4.00 Bathroom, 2,314 sqft

Residential on 0.16 Acres

Strathcona Park, Calgary, Alberta

Welcome to 113 Straddock Terrace SW, an exquisitely renovated residence in the prestigious community of Strathcona Park. Nestled on a quiet cul-de-sac, this five-bedroom, three-and-a-half-bathroom home boasts over 2,000 sq. ft. of thoughtfully designed living space, blending timeless style with modern convenience. From the moment you arrive, the brand-new front porch and updated entry door create a warm first impression, leading into an open-concept interior filled with natural light streaming through new triple-pane windows. The main floor showcases engineered white oak hardwood flooring, refined finishings, and a cozy gas fireplace, while the heart of the home—the kitchen—features quartz countertops, premium cabinetry, and all-new high-end Forno appliances including a 36" gas range and matching refrigerator. A unique filtered water system is integrated from sink to fridge and stove spout, complemented by new designer lighting and smart outlet upgrades throughout. Upstairs, the primary suite is a true retreat, offering a private balcony, sitting or vanity area, spacious ensuite, and a remarkably versatile walk-in closet that could even function as an additional room, while an upper-level fireplace—adaptable for wood or gas—adds charm and warmth. The fully finished basement extends the living space with a media room, full bathroom, abundant storage, and two heated storage rooms cleverly built into the crawlspace. This unique



split-level design also provides a flexible room off the main floor that can serve as an office, teen retreat, or multipurpose area. Outdoor living shines on the southwest-facing pie lot, where mature trees create a private oasis. Two decks offer endless possibilities—one perfect for outdoor relaxation and another featuring a hot tub—while a cherry tree adds seasonal beauty to the backyard retreat. With over \$200,000 in renovations, freshly painted stucco siding, new window coverings, and a recently inspected roof in excellent condition, this home has been transformed into a stylish and functional masterpiece. Blending refined design, a spacious and adaptable layout, and exceptional outdoor spaces, 113 Straddock Terrace SW delivers a lifestyle of elegance and comfort in one of Calgary's most desirable neighbourhoods filled with top ranked public and private schools, paths, parks, shopping districts, with short access to downtown core. This is a one of a kind property in Strathcona Park.

Built in 1990

### Essential Information

MLS® #	A2261614
Price	\$1,240,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,314
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	113 Straddock Terrace Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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