

\$1,049,000 - 164 Strathlea Place Sw, Calgary

MLS® #A2262819

\$1,049,000

3 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

OPEN HOUSE - CANCELLED Tucked away on one of Strathcona's most desirable streets, this stunning 3-bedroom + bonus room, 4-bathroom home offers over 3,600 square feet of beautifully finished total living space designed for the modern family. With its west-facing backyard, central air conditioning, and an ideal layout for entertaining and everyday comfort, this is a property that checks all the boxes. Step inside to find a bright and airy interior, abundant natural light, and an updated kitchen that blends timeless style with practical function. The main level also has a spacious family room and dining area, while the upper level features three generous bedrooms, including a serene primary suite, and a large bonus room perfect for movie nights, kids' hangouts, or a quiet home office. Downstairs, the fully finished basement offers a versatile retreat with a wet bar and the perfect set-up for a media room, ideal for cozy nights in or hosting friends. Outdoors, enjoy the sun-drenched backyard with a low-maintenance composite deck, ideal for evening BBQs or watching the kids play. All of this on a quiet, family-friendly street just a 5-minute walk to Dr. Roberta Bondar School, and steps to playgrounds, walking paths, and the picturesque ravines of Strathcona Park. Strathcona Park is one of Calgary's most coveted west-end communities, offering excellent access to downtown (just 15 minutes away), the LRT, Westside Rec Centre, Aspen Landing, and the



mountains via Stoney Trail. You'll love the strong sense of community, mature trees, and nearby amenities, including shopping, dining, recreation and a short commute to some of Calgary's best private and charter schools. Whether you're upsizing, settling in with your growing family, or simply seeking a home that offers a rare blend of charm, space, and convenience, 164 Strathlea Place SW is the one. **Please note, some photos have been virtually staged.**

Built in 2001

Essential Information

MLS® #	A2262819
Price	\$1,049,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,512
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	164 Strathlea Place Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Three-Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed, Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 1

Zoning R-G

Listing Details

Listing Office CIR Realty

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