$750,000 - 131 Stratton Crescent Sw, Calgary
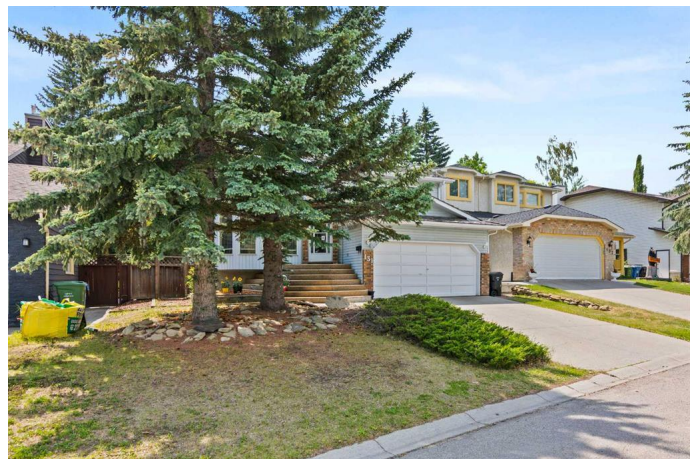
MLS® #A2232283

$750,000

3 Bedroom, 2.00 Bathroom, 1,872 sqft
Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Seller says SELL, Price Reduced... 1800 sq ft 4 level split Detached family home in Strathcona Park Living at Its Finest! Nestled on a quiet street across from a peaceful green space, this beautifully maintained 4-level split home offers the perfect blend of space, comfort, and functionality in one of Calgaryâ€™s most desirable communities, Strathcona Park. Step inside and be greeted by a bright and airy main living space featuring vaulted ceilings, wrap-around windows, and warm real hardwood flooring that flows seamlessly into the formal dining room. The kitchen is both stylish and functional, with wrap-around countertops, subway tile backsplash, white cabinetry with sleek black hardware, and a full suite of white appliancesâ€"perfect for home cooks and entertainers alike. Upstairs, you'll find newly installed luxury vinyl plank flooring throughout. The spacious primary bedroom easily accommodates a king-sized bed and includes a private 3-piece ensuite. Two additional generously sized bedrooms and a modern 4-piece bath with a Bath Fitter tub complete the upper level. The third level features a welcoming family room with a stone-faced, wood-burning fireplace, ideal for cozy evenings or movie nights. Patio doors open to the sunny, south-facing backyard, making indoor-outdoor living a breeze. A convenient 2-piece bath is also located on this level, with the option of converting it into a full bathroom using the included shower kit that the current

owner can leave behind. Downstairs, the finished basement offers a versatile recreation room, ample storage, and a laundry area, alongside a well-maintained furnace and a brand-new instant hot water tank for added peace of mind. Outside, enjoy the beautifully landscaped and fully fenced backyard, complete with a wooden deck, terraced garden beds, and private space to relax or entertain under the sun. The double attached garage adds both comfort and convenience, especially during Calgary's winter months. This home is ideally situated just minutes from top-rated schools, community hall, parks, shopping, and transit, with easy access to Downtown Calgary and the Rocky Mountains.

Built in 1985

Essential Information

MLS® #	A2232283
Price	$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,872
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	131 Stratton Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 1T7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private
Roof	Wood
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	68
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate