

## 4 Strathcona Crescent SW Calgary, Alberta

MLS # A2166751



# \$599,900

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Environmental Reserve, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N?A

Visit REALTOR® website for additional information. Great family home in Strathcona Park! This 3 bedroom, 2 bath semi detached house has a bright living room with large windows. There's a wood burning fireplace for the cold winter nights. The large kitchen is a great space with recently upgraded appliances. A 3 pc. washroom completes this level. Upstairs are 3 well appointed bedrooms, and a 4 pc washroom. The Primary bedroom has a large walk-in closet. The basement has a finished flex space + tons of storage. Outside is a deck overlooking a nice sized yard and an oversized single detached garage. Recent upgrades include roof and a tankless water heater! This home is a short walk to the LRT, close to shopping and great schools in the area. Strathcona Park is unique by having access to a 23 hectare Environmental Reserve/Park with ravines, off leash parks and bike paths- truly an Urban Oasis. Paths - truly an urban oasis