

# \$824,900 - 169 Straddock Terrace Sw, Calgary

MLS® #A2235247

**\$824,900**

4 Bedroom, 3.00 Bathroom, 2,311 sqft

Residential on 0.21 Acres

Strathcona Park, Calgary, Alberta

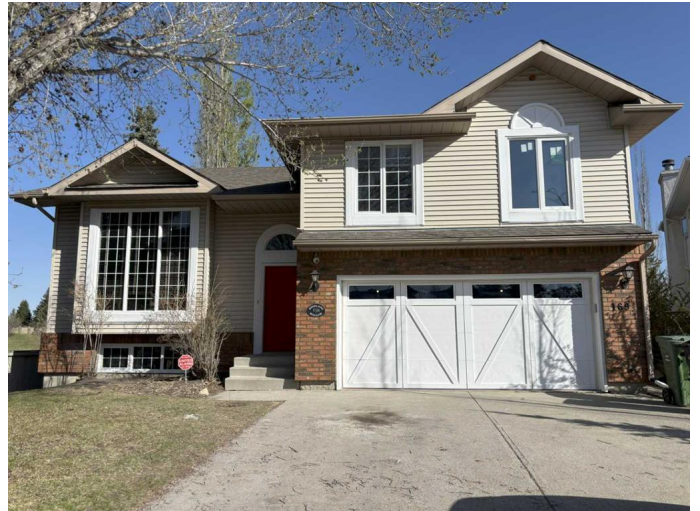
Step into this beautifully designed 4-level split home offering 4 spacious bedrooms, 3 full bathrooms, and over 2,300 sq. ft. of well-planned living space. Nestled on a quiet lot with a sunny south-facing backyard and no rear neighbors, this property promises both privacy and tranquility.

Soaring vaulted ceilings and expansive windows flood the home with natural light, creating an airy and inviting atmosphere. Maple hardwood floors grace nearly the entire main and upper levels, adding warmth and timeless elegance. The refreshed kitchen—flows seamlessly onto a generous deck, perfect for morning coffee or evening gatherings.

Enjoy cozy nights by one of two gas fireplaces, located in both the main living room and the family room just off the kitchen. Upstairs, you'll find most of the bedrooms along with a conveniently located laundry room that simplifies daily routines.

Downstairs, the undeveloped basement offers a blank canvas—ready for your personal vision. And with room in the budget at this price point, there's plenty of opportunity to update and customize throughout.

Don't miss your chance to own this bright, welcoming home. Schedule your private tour



today!

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235247      |
| Price          | \$824,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,311         |
| Acres          | 0.21          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 169 Straddock Terrace Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2T5                  |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |

|                 |  |
|-----------------|--|
| # of Fireplaces | 2  |
| Fireplaces      | Brick Facing, Family Room, Gas, Stone, Dining Room |
| Has Basement    | Yes  |
| Basement        | Partial, Unfinished                                |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed, Dog Run Fenced In |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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