12 Stradwick Rise SW Calgary, Alberta

MLS # A2232962

\$449,900

		Division:	Strathcona Park Residential/Five Plus 2 Storey		
		Type: Style: Size:			
			1,471 sq.ft.	Age:	1993 (32 yrs old)
		Beds:	2	Baths:	2 full / 1 half
		Garage: Lot Size:	Double Garage Attached, Insulated		
			-		
		Lot Feat:	Corner Lot, Treed		
Heating:	Forced Air		Water:	-	
Floors:	Carpet, Linoleum		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fe	e: \$ 575	
Basement:	Full, Separate/Exterior Entry, Unfinished		LLD:	-	
Exterior:	Wood Frame		Zoning:	M-CG o	145
			Utilities:		
Foundation:	Poured Concrete		ounties.	-	

Spacious CORNER UNIT townhome in the well-established community of Strathcona Park. This home features a functional layout. The main floor enters into a cozy sunken living room with a gas fireplace and large bay-windows that flood the space with natural light. Enjoy entertaining in the formal dining room, or take advantage of the expansive kitchen with an eating nook, offering direct access to a private deck—perfect for morning coffee or summer BBQs. A convenient 2-piece bathroom with in-suite washer and dryer completes the main floor. Upstairs, you'll find a generously sized primary bedroom featuring vaulted ceilings, a walk-in closet, and a 3-piece ensuite. An additional bedroom, a versatile bonus room, and a four-piece main bathroom provide ample living space for family or guests. The unfinished basement has its own entrance and leads to a DOUBLE-ATTACHED GARAGE, which is insulated and comes with a NEW GARAGE DOOR. This unit is located in a well-kept complex with underground sprinklers, and being a corner unit, you'll love the extra privacy and light. Close to many amenities including parks, schools, shopping, and transit. Close proximity to downtown and major thoroughfares. This is a fantastic opportunity to own a home in a well-loved, established neighborhood. Book your viewing appointment today!