

39 Strandell Crescent SW  
Calgary, Alberta

MLS # A2241154

\$799,000

|           |                                                  |        |                   |
|-----------|--------------------------------------------------|--------|-------------------|
| Division: | Strathcona Park                                  |        |                   |
| Type:     | Residential/House                                |        |                   |
| Style:    | 4 Level Split                                    |        |                   |
| Size:     | 1,206 sq.ft.                                     | Age:   | 1979 (46 yrs old) |
| Beds:     | 4                                                | Baths: | 3                 |
| Garage:   | Double Garage Detached                           |        |                   |
| Lot Size: | 0.10 Acre                                        |        |                   |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Irregular Lot |        |                   |

|             |                                                                                                                                                              |            |      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Central, Fireplace(s), Natural Gas                                                                                                                           | Water:     | -    |
| Floors:     | Tile, Vinyl Plank                                                                                                                                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                              | Condo Fee: | -    |
| Basement:   | Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Up To Grade                                                                                       | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                                     | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                              | Utilities: | -    |
| Features:   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows |            |      |
| Inclusions: | N/A                                                                                                                                                          |            |      |

Welcome to 39 Strandell Crescent SW — a beautifully redesigned corner-lot home in one of Calgary's most desirable southwest communities. This fully renovated 4-level split offers over 2,100 sq ft of developed living space, blending high-end finishes, smart design, and exceptional access to the outdoors. Located directly across from the Rotary/Mattamy Greenway, Canada's largest urban pathway and park system spanning over 138 kilometres, enjoy immediate access to scenic multi-use trails, a massive off-leash dog park, and beautiful downtown skyline views — with Edworthy Park just down the path. Inside, you're welcomed by vaulted ceilings with custom shiplap-style paneling, wide-plank flooring, and an open-concept layout. The fully updated kitchen features quartz countertops, two-tone cabinetry, subway tile backsplash, new high-end appliances, and a bold black apron-front farmhouse sink overlooking the city. Off the dining area, step onto the new composite front deck with aluminum and tinted glass railings, overlooking the low-maintenance landscaped front yard. The upper level features three well-designed bedrooms, including a primary suite with private 3-piece ensuite, and an updated 4-piece main bath. The third level offers a spacious second living area with a wood-burning fireplace (with gas line assist) for cozy evenings, an updated 3-piece bathroom with new washer & dryer, and a large fourth bedroom with its own private entrance — ideal for multigenerational living, guests, or those seeking space for independent use with separate access. The basement level includes a versatile flex room, storage area, and utility space — perfect for a home gym, office, or media room. Recent upgrades include: All new windows, siding, and fencing. 2-year-old high-efficiency furnace. Tankless hot water heater. Motorized

Zebra blinds in the living room and custom window coverings throughout. Fully fenced backyard with alley access. Located near top-rated schools, parks, shopping, and transit, with quick access to downtown and the mountains, this move-in-ready home offers a rare balance of style, location, and lasting value. Don't miss your opportunity &mdash; book your private showing today!