

36 Strathlorne Crescent SW  
Calgary, Alberta

MLS # A2261749

\$774,900

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Irregular		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage		
Inclusions:	range hood fan		

Welcome to your new home on Strathlorne Crescent in the highly sought-after community of Strathcona Park! This beautifully maintained 2-storey Walkout offers nearly 3,000 sq. ft. of living space on a rare 8,094 sq. ft. south-facing lot. Ideally situated across from a tranquil, tree-lined green space, this home features 3 bedrooms, 2.5 baths, and a private, fully fenced backyard with mature landscaping including apple and evergreen trees. Thoughtful updates include luxury vinyl plank flooring, quartz countertops, newer Samsung range, Bosch dishwasher, HiSense refrigerator (2025), 3 new toilets, skylight, and an upper deck off the primary bedroom (replaced and resealed 2025). Two high-efficiency furnaces and humidifiers (2010) have been recently serviced along with full duct cleaning. Located on a quiet, family-friendly street close to top-rated public and private schools, shopping, parks, and walking paths with quick access to downtown. A rare opportunity to own in this established and thriving community!