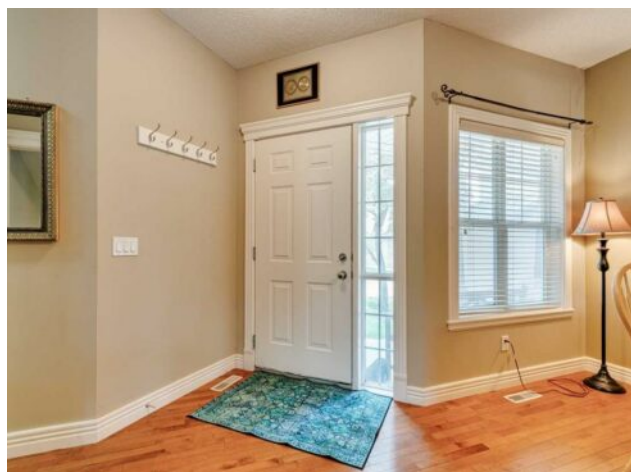


65, 39 Strathlea Common SW
Calgary, Alberta

MLS # A2226381

\$624,900



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Projector and screen in the basement, Fridge in basement, tv bracket in basement, central vac and all attachments

Don't miss this incredible opportunity in Calgary's desirable Strathcona Park! This spacious 3-bedroom, 3.5-bath townhouse offers 2,010 sq ft plus a professionally developed basement — a total of 2,910 sq ft of living space. Enjoy 9-foot ceilings, hardwood floors, and a cozy gas fireplace. The modern kitchen features granite countertops and opens to a west-facing private deck with a gas BBQ hookup — perfect for summer evenings. Upstairs, the primary suite includes a walk-in closet and a spa-like 4-piece ensuite. The finished basement adds a rec room, extra bedroom or den, a 3-piece bath, and a kitchenette — ideal for guests, extended family, or extra privacy. Additional perks include a double attached garage, big screen, projector and surround sound in the basement and a prime location with easy access to top schools, shopping, transit, and quick downtown access via car or LRT all in the quiet, well-maintained Springhaven complex. Now priced to sell — this one won't last!