

**755 Strathcona Drive SW
Calgary, Alberta**

MLS # A2275767



\$725,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Vaulted Ceiling(s)		

Inclusions: Shed, Bedroom TV Wall Mount & TV

Welcome to this well-maintained, original owner, two-storey family home located in the established community of Strathcona. The bright & open layout is enhanced by vaulted ceilings that create an inviting sense of space throughout the main level. The heart of the home features a beautiful white kitchen, a comfortable living room with a cozy fireplace, & a convenient main-floor laundry room. Upstairs, the spacious primary bedroom is complemented by two additional good-sized bedrooms & an open loft area—perfect for a home office, play area, or reading nook. The fully finished basement offers a large recreation room complete with a bar, making it an ideal space for entertaining or relaxing with family & friends. Step outside to enjoy the mature, fenced backyard with a large deck—perfect for summer gatherings. Additional highlights include a double attached garage & thoughtful updates such as a new fridge & stove (2023) & hot water tank (2022). Ideally located close to schools, a bus stop, & within easy walking distance to the C-Train station, this home offers excellent access to downtown & everyday amenities while being tucked into a quiet, family-friendly neighbourhood. You’ll love living here!