

**562 Strathcona Drive SW  
Calgary, Alberta**

**MLS # A2281815**



**\$540,000**

<b>Division:</b>	Strathcona Park	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b> 1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Front Yard	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** shed

Situated in the heart of prestigious Strathcona Park, this inviting 2-storey home offers over 1,400 sq ft of developed living space and exceptional value for growing families. Ideally located in a playground zone and directly across from the Strathcona ravine and pathway system, as well as baseball diamonds and soccer fields, this home blends lifestyle and location. A large front veranda enhances the home's curb appeal and warmly welcomes you inside. The bright and spacious main level features a functional open layout, highlighted by a kitchen complete with stainless steel appliances, full-height custom maple cabinetry, tile flooring, and a generous dining nook. The adjacent family room showcases bamboo flooring and a cozy wood-burning fireplace, framed by two large windows that flood the space with natural light. This level is finished with a 2-piece powder room and sliding patio doors leading to the rear deck and backyard, offering partial city views. Upstairs, you'll find three well-sized bedrooms, including a primary retreat with a walk-in closet, along with a full 4-piece bathroom. The professionally developed lower level provides a comfortable media room and convenient laundry area, adding flexible living space. Walking distance to schools and transit, with a short commute to downtown, major amenities, and the mountains, this is an outstanding opportunity to live in one of Calgary's most sought-after west-side communities.