

# \$824,900 - 169 Straddock Terrace Sw, Calgary

MLS® #A2235247

**\$824,900**

4 Bedroom, 3.00 Bathroom, 2,311 sqft

Residential on 0.21 Acres

Strathcona Park, Calgary, Alberta

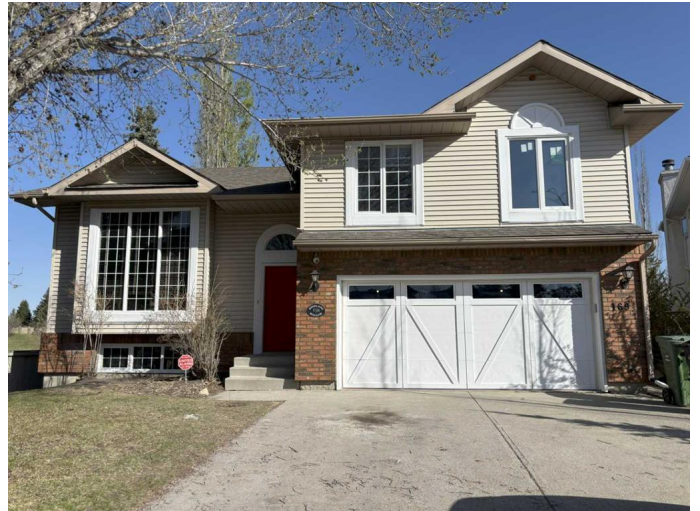
Step into this beautifully designed 4-level split home offering 4 spacious bedrooms, 3 full bathrooms, and over 2,300 sq. ft. of well-planned living space. Nestled on a quiet lot with a sunny south-facing backyard and no rear neighbors, this property promises both privacy and tranquility.

Soaring vaulted ceilings and expansive windows flood the home with natural light, creating an airy and inviting atmosphere. Maple hardwood floors grace nearly the entire main and upper levels, adding warmth and timeless elegance. The refreshed kitchen—flows seamlessly onto a generous deck, perfect for morning coffee or evening gatherings.

Enjoy cozy nights by one of two gas fireplaces, located in both the main living room and the family room just off the kitchen. Upstairs, you'll find most of the bedrooms along with a conveniently located laundry room that simplifies daily routines.

Downstairs, the undeveloped basement offers a blank canvas—ready for your personal vision. And with room in the budget at this price point, there's plenty of opportunity to update and customize throughout.

Don't miss your chance to own this bright, welcoming home. Schedule your private tour



today!

Built in 1990

### Essential Information

MLS® #	A2235247
Price	\$824,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,311
Acres	0.21
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	169 Straddock Terrace Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Stone, Dining Room
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	KIC Realty
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