

# \$750,000 - 36 Strathlorne Crescent Sw, Calgary

MLS® #A2261749

## \$750,000

3 Bedroom, 3.00 Bathroom, 2,008 sqft  
Residential on 0.19 Acres

Strathcona Park, Calgary, Alberta

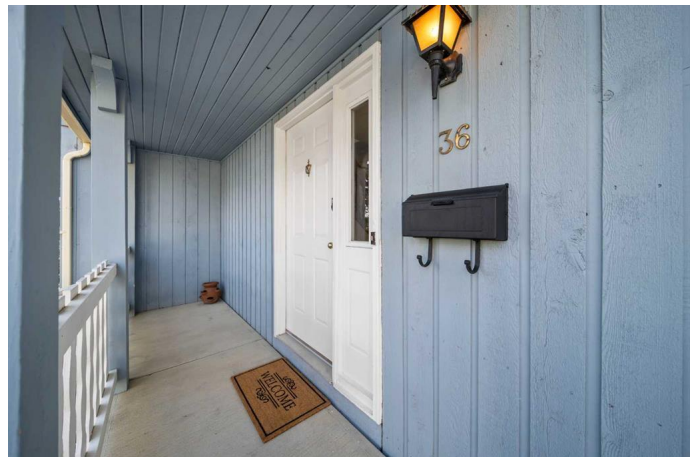
Welcome to your new home on Strathlorne Crescent in the highly sought-after community of Strathcona Park! This beautifully maintained 2-storey Walkout offers nearly 3,000 sq. ft. of living space on a rare 8,094 sq. ft. south-facing lot. Ideally situated across from a tranquil, tree-lined green space, 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!

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2261749  |
| Price      | \$750,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,008       |
| Acres          | 0.19        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 36 Strathlorne Crescent Sw |
| Subdivision | Strathcona Park            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 1M8                    |

### Amenities

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

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Beamed Ceilings, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Humidifier, Refrigerator, Washer, Window Coverings                            |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Brick Facing, Gas, Family Room, Brass                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full                                                                                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Rain Gutters                                 |
| Lot Description   | Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, |

|              |                                          |
|--------------|------------------------------------------|
|              | Fruit Trees/Shrub(s), Irregular Lot      |
| Roof         | Asphalt Shingle                          |
| Construction | Concrete, Wood Frame, Wood Siding, Brick |
| Foundation   | Poured Concrete                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 28                |
| Zoning         | R-CG              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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