

\$725,000 - 131 Stratton Crescent Sw, Calgary

MLS® #A2257552

\$725,000

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Price Reduced – Seller Motivated! Spacious 4-Level Split in Sought-After Strathcona Park. Welcome to this beautifully maintained 1,800 sq ft 4-level split detached home, ideally located on a quiet street in the desirable community of Strathcona Park. Directly across from

a serene green space, this home offers the perfect balance of comfort, functionality, and location. The main level features soaring vaulted ceilings, wrap-around windows, and hardwood flooring, creating a bright and inviting living area. The formal dining room flows

into a well-appointed kitchen with wrap-around countertops, subway tile backsplash, white cabinetry with black hardware, and matching white appliances. Upstairs, enjoy new luxury vinyl plank flooring, a spacious primary bedroom with 3-piece ensuite, and two additional

bedrooms served by a modern 4-piece bath with a Bath Fitter tub. The third level offers a warm and inviting family room with a stone-faced wood-burning fireplace and patio doors leading to the south-facing backyard. A 2-piece bath is also located on this level, with potential to be converted to a full bath using the included shower kit. The finished basement

includes a large recreation room, laundry area, and ample storage, as well as a well-maintained furnace and brand-new instant hot



water tank. Outside, the fully fenced and landscaped backyard features a wooden deck and terraced garden beds, perfect for relaxing or entertaining. A double attached garage adds year-round convenience. Conveniently located close to top-rated schools, parks, community amenities, shopping, transit, and offering easy access to Downtown and the Rockies, this home presents exceptional value in a premium location.

Built in 1985

Essential Information

MLS® #	A2257552
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,872
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	131 Stratton Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1T7

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
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Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private
Roof	Wood
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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