



\$ 514,800.00

## 51 39 STRATHLEA COMMON SW CALGARY

<https://paulbrinton.com>

These motivated sellers present the next lucky owner, with a perfectly renovated home - nothing further to do! Over \$65,000 in fine finishings, meticulously maintained, in effortless Modern Farmhouse Decor, this fully developed 2-Storey end unit townhome amazes everyone who sees it. Overlooking the central SW walking pathway systems, minutes...

- 3 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1158449

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-23 21:02:18

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/01/21

**Two Piece Bath:** 1

**Lot size:** 2368 sq ft

**Year built:** 2004

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Parking, Snow Removal, Trash, Visitor Parking

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced, Partial

**Cooling:** None

**Total Parking:** 2

**Flooring:** Carpet, Laminate, See Remarks, Tile, Wood

**Fireplace Features:** Gas, Living Room, Mantle, Tile

**Exterior Features:** Garden, Private Yard

**District:** CAL Zone W

**Inclusions:** N/A



**Interior Features:** Bar,Breakfast Bar,Built-in Features,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Walk-In Closet(s),Wired for Data

**Lot Features:** Corner Lot,Cul-De-Sac,Garden,No Neighbours Behind,Landscaped,Private

**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 10

**Unit Number:** 51

**Suite:** No

**Frontage Metres:** 8.18M 26`10"

**Living Area SF:** 1884.24

**Structure Type:** Duplex

**Restrictions:** Pet Restrictions or Board approval Required,Pets Allowed

**Levels:** Two

**Zoning:** R-2

**List Price Square Foot:** \$ 278.63

**Photo Count:** 38

**Unit Exposure:** E,W

**Construction Materials:** Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Convection Oven,Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Gas Water Heater,Humidifier,Microwave Hood Fan,Refrigerator,Window Coverings

**Subdivision Name:** Strathcona Park

**Lot Size Acres:** 0.05

