



\$ 534,900.00

## 89 STRATHEARN GARDENS SW CALGARY

<https://paulbrinton.com>

Incredible opportunity to wake up every day and enjoy a beautiful CITY VIEW from your living room, deck and master bedroom. This bungalow villa boasts 2297 square feet of developed space!!!!!! Located in a quiet, estate complex in the sought after community of Strathcona Park. Close to parks, shopping and...

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

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## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1161365

**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 00:19:16

**Bathrooms:** 3

**Bedrooms Above Grade:** 1

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 3692 sq ft

**Year built:** 1997

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Association Amenities:** None

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

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Jetted  
Tub, Skylight(s), Vaulted Ceiling(s), Walk-In  
Closet(s)

**Roof Type:** Clay Tile

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Fireplace Features:** Brick Facing, Gas, Stone

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Low Maintenance  
Landscape, No Neighbours  
Behind, Rectangular Lot

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



## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 3

**Construction Materials:** Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Strathcona Park

**Lot Size Acres:** 0.08

**Levels:** One

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 453.31

**Photo Count:** 32

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 7.77M 25`6"

**Living Area SF:** 1180.00

**Structure Type:** Duplex

**Restrictions:** Pet Restrictions or Board approval Required

