

**17 Strathcona Crescent SW**  
**Calgary, Alberta**

**MLS # A2212394**



**\$685,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Quartz Counters, Recessed Lighting, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** TV's & Wallmounts

**OPEN HOUSE - Sat Apr 19 (11-1pm)\*\*Welcome to this extensively renovated family home in the highly desirable community of Strathcona Park! Perfectly situated on a quiet street, this move-in ready home offers the ideal blend of modern updates, thoughtful design, and unbeatable location. Step inside and you'll immediately appreciate the fresh, modern feel &mdash; the entire interior was professionally painted in 2025, complementing the warm bamboo flooring throughout the main level. The kitchen has been beautifully updated with quartz countertops and stainless steel appliances, making it the heart of the home for family gatherings and entertaining. Upstairs offers three spacious bedrooms, including a massive primary retreat with a fully renovated ensuite and a large closet. Two additional guest bedrooms and another stunningly renovated full bathroom complete the upper level &mdash; perfect for kids, guests, or a home office setup. The updated walkout basement is a rare find &mdash; drenched in natural light thanks to the South-facing backyard, and featuring a cozy wood-burning fireplace for those winter nights. You'll also love the incredible amount of storage space down here, with endless options for future development or keeping your life organized. Outside, the backyard has been extensively landscaped and is truly a private retreat &mdash; basking in sunshine year-round and designed for maximum enjoyment. Major recent upgrades include a new roof (2021), fully renovated bathrooms (2025), sealed driveway (2024), new furnace motor (2024), updated kitchen appliances, and much more! Additional features include an attached double garage, a walkout basement, and walking distance to everything Strathcona Park is known for &mdash; top-rated schools, walking paths, ravines, parks, and Calgary's expansive bike**

path system. Plus, quick access to downtown and the LRT make this the ultimate family-friendly location. Homes like this don't come up often — and when they do, they don't last long!