

# \$1,050,000 - 53 Strathlea Grove Sw, Calgary

MLS® #A2213324

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 2,183 sqft

Residential on 0.13 Acres

Strathcona Park, Calgary, Alberta

Welcome home to this beautifully updated home in the Sought after community of Strathcona in Calgary's prestige upper west end! This home offers 5 bedrooms one with no closet, 3.5 bathrooms, upper bonus, fully finished basement with a rec-room and a double attached garage! When you enter the home, you are greeted with updated flooring, you will also notice the large front office with French doors perfect for working at home. As you continue into the home, you'll pass the stairwell leading to both the upper and lower levels. Just beyond that, you'll find the conveniently located powder room and the entrance to the double attached garage. Moving further in, the home opens into a spacious, open-concept kitchen, dining, and living area. You'll fall in love with the beautifully updated kitchen, complete with modern appliances. From the dining area you can access the rear deck and yard perfect for the up coming warm summer nights or relax by your gas fireplace wrapped in stone in the living room. On the upper floor you will notice the updated carpet and three bedrooms that included the primary with ensuite. This home also has a large bonus room perfect for family movie night, finishing off the upper level is full bathroom. In the basement you will find 2 more bedrooms one with no closet, a large rec-room with another gas fireplace perfect for guests or a great play area for the kids. If this home wasn't already a winner, the community truly adds the cherry on top. You'll



enjoy access to excellent public and private schools, plenty of nearby shopping, convenient transit options, and easy routes to downtown. Plus, with quick access to Highway 1, for those weekend getaways to the mountains making it breeze. Donâ€™t miss out, book your showing today!

Built in 2002

**Essential Information**

MLS® #	A2213324
Price	\$1,050,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,183
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	53 Strathlea Grove Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C5

**Amenities**

Amenities	Clubhouse, Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	13
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.