

# \$1,149,900 - 115 Strathaven Circle Sw, Calgary

MLS® #A2244657

**\$1,149,900**

3 Bedroom, 3.00 Bathroom, 2,519 sqft

Residential on 0.14 Acres

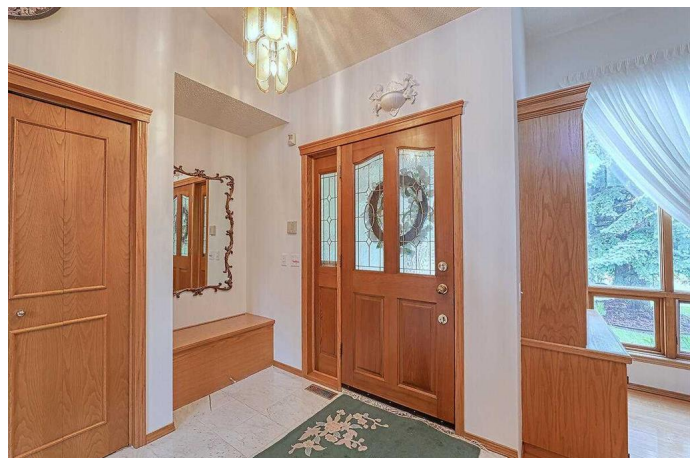
Strathcona Park, Calgary, Alberta

OPEN HOUSES: Aug 9 & 10, 1 - 3 pm. This is it!! This is your opportunity to live in sought after Strathcona Park. Welcome to this exceptional custom 2500 sq.ft 2 storey home. Soaring ceilings, pristine hardwood floors and loads of natural light throughout. The main floor offers a seamless flow of living space with a formal living room w/fireplace, dining room, and a main floor family room with 2nd fireplace. Great kitchen with granite countertops and stainless steel appliances, island and corner pantry with bright eating nook. There is also a good size separate den/office area off the entry way. Nice size main floor laundry room and 2pce bath. Upstairs there are 3 bedrooms, primary master bedroom with luxurious retreat, room for a king bed, separate seating area and spa inspired ensuite with double vanity, corner soaker tub, shower and separate toilet room. Additional 2 bedroom separated by a Jack & Jill 4pce bath. Lower level has a large rec room, loads of storage and room for an additional bathroom with rough-in. Prime location close to schools, backing directly onto playground, parks and pathways. Close to transit, Westside Rec, Aspen Landing and Strathcona Square.

Built in 1987

## Essential Information

MLS® #	A2244657
Price	\$1,149,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,519
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	115 Strathaven Circle Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2K8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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