

# \$650,000 - 7 Stradwick Rise Sw, Calgary

MLS® #A2212830

## \$650,000

4 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.10 Acres

Strathcona Park, Calgary, Alberta

Welcome to this beautiful Strathcona Park home- situated in one of The best established neighborhoods on the West Hill. This former Showhome will not disappoint! A 4-level split plan, Gleaming hardwood floors throughout. 3 plus 1 bedrooms, 3 full baths, extensively renovated with over 2200 sq ft of development. Newer 40 yr roof, vinyl clad windows, high efficiency furnace & over sized water heater, new electrical panel, central air conditioning, dry-walled, insulated garage with brand new heater. And the gorgeous, tastefully renovated gourmet kitchen - truly a chef's delight! It's stunning, sunny and bright with a bay window in the nook, big skylight, tons of cherrywood cabinetry with built-in soft closing pantry cubboards and drawers, granite counters and island,, gas cooktop, double ovens/microwave, high end stainless steel appliances, built-in espresso coffee machine and plate warmer. - you'll love it! High quality finishing with walnut panelling in the adjoining formal dining room and living room with wood burning fireplace and log lighter. Walk-in from the front driveway to the very inviting and huge, warm ,bright family room with large newer windows, honey oak built-in cupboards, wet bar w/fridge, cozy gas fireplace, renovated 3-piece bath with slate surround shower and flooring, The upper level boasts 3 good size bedrooms, an upgraded main bath with jetted tub, a large master with double closets, renovated ensuite bath, slate shower surround , heated towel rack, new toilet and sink. There



is a rec room, bedroom and, furnace room with lots of storage on the lower level..

Professionaly landscaped yard and single detached, heated garage complete this lovely home. And you have all the wonderful amenities that come with living in Strathcona Park, including two excellent schools, playing fields, parks, LRT, transit, walking trails, shopping in Strathcona Square, and just a 12 minute drive to downtown. A must view!!

Built in 1979

### **Essential Information**

MLS® #	A2212830
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,190
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	7 Stradwick Rise Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1G6

### **Amenities**

Utilities	Garbage Collection
Parking Spaces	3
Parking	Single Garage Detached

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, Central Vacuum, Vinyl Windows, Jetted Tub, Skylight(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Range Hood, Refrigerator, Warming Drawer, Washer, Built-In Gas Range, Double Oven, Freezer, Humidifier

Heating Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Glass Doors, Living Room, Gas Log, Wood Burning

Has Basement Yes

Basement Full, Finished

## Exterior

Exterior Features Private Yard, BBQ gas line

Lot Description Back Yard, Front Yard, Landscaped, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 13th, 2025

Days on Market 1

Zoning R-CG

## Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.