

# \$650,000 - 65, 39 Strathlea Common Sw, Calgary

MLS® #A2226381

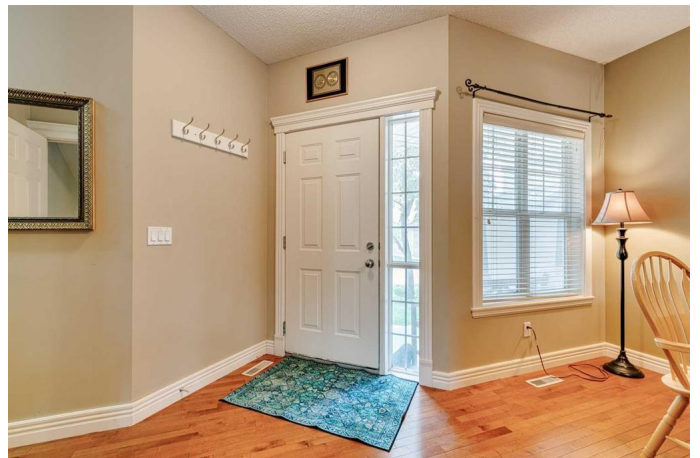
## \$650,000

3 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Welcome to this elegant 2-story end-unit townhome situated in the highly desirable community of Strathcona Park! Over 2900 sqft of developed living space, offering 3 bedrooms, 3.5 baths, and a professionally developed basement this home perfectly combines style, comfort, and functionality. Upon entering, you're greeted by 9-ft ceilings and a functional design that exudes warmth and sophistication. The spacious dining area flows into a cozy living room with a gas fireplace, perfect for entertaining or relaxing evenings at home. The adjacent kitchen features stainless steel appliances, granite countertops, a large island, and a walk-in pantry. The bright breakfast nook offers lovely views of the private west-facing backyard and deck, where you can enjoy summer evenings in peace. The upper level is a true retreat with a generous bonus room for family time or a dedicated play/entertainment area. The primary bedroom suite impresses with its walk-in closet and luxurious 4-piece ensuite, complete with a soaker tub and walk-in shower. Two additional oversized bedrooms and a 4-piece bathroom complete this level, providing ample space for family or guests.

The professionally developed lower level enhances your living experience, offering a versatile fourth bedroom or den, a 4-piece bath, and a spacious recreation room â€”



perfect for a gym, media room, or home office. This property also includes a double attached garage and is nestled in an unbeatable location. Within walking distance to Dr. Roberta Bondar School (K-6), and close to transit, the LRT, and all the amenities of Aspen and West Springs shopping districts. Enjoy easy access to the West Ring Road, making commutes a breeze – you're just a short drive to downtown and less than an hour to the Mountains. Experience the perfect blend of urban connectivity and tranquil suburban living in a vibrant and family-friendly community. Don't miss this amazing opportunity – book your showing today!

Built in 2004

**Essential Information**

MLS® #	A2226381
Price	\$650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	65, 39 Strathlea Common Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 5P8
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### Amenities

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	5
Zoning	R-G

### Listing Details

Listing Office	RE/MAX House of Real Estate
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