

# \$600,000 - 184 Strathaven Circle Sw, Calgary

MLS® #A2208355

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

RARE OPPORTUNITY \*\*\* Walk-Out Villa with DOUBLE attached garage in Strathcona. \*\*\* WALKING distance to community parks & pathways, local shopping, great pubs and eateries are all around. \*\*\* PLUS, it is only a 10 minute commute to downtown and has great access to all the major traffic arteries. TRULY a very desirable location and community along the west side! \*\*\* This is a large 2-bedroom 2-bathroom unit upstairs -AND- a third bedroom and bathroom downstairs. \*\*\* LOCATED just two doors from the beautiful double level Club House - called "the Villa" which is a great place to meet with your community friends and/or neighbours -OR- host your own family and/or friends function/s at a minimal charge. It is well equipped with kitchens up & down " lounge and dining areas " pool table and other games -PLUS- a large outdoor deck with city escarpment views and a covered patio deck: ALL this is included in your CONDO FEES! \*\*\* WALKING into this unit just feels like home. A good-sized living room with fireplace just off the front entrance, a formal dining area or office if need just off the kitchen, a very bright and airy kitchen & eating area with tons of natural light & a patio door to great bar-be-queing deck. The primary bedroom is a nice size with ample closets and an full ensuite. The secondary bedroom has great views and good size closet. \*\*\* DOWNSTAIRS is a walkout basement, with a huge games room family room and patio doors



to a cover deck area, There is a good size third bedroom with a full bathroom next door. \*\*\* LOADS of room for storage and a HOBBY room if you so desire. \*\*\* DONâ€™T miss out â€” call your favorite Realtor to view -OR- come by the â€œOPEN HOUSEâ€• on Saturday April 12th or Sunday April 13th and come by to â€œCHECK-it-OUTâ€•

Built in 1987

### Essential Information

MLS® #	A2208355
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,347
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	184 Strathaven Circle Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3G4

### Amenities

Amenities	Clubhouse, Party Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	High Ceilings, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Cul-De-Sac, Landscaped, Private, See Remarks, Other
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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