

# \$449,900 - 12 Stradwick Rise Sw, Calgary

MLS® #A2232962

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

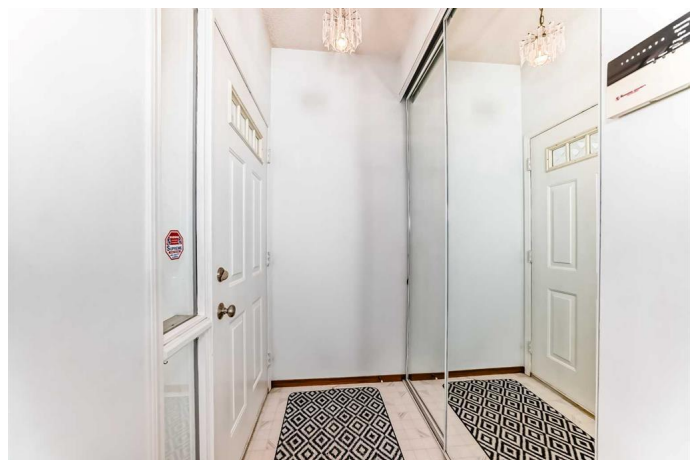
Spacious CORNER UNIT townhome in the well-established community of Strathcona Park. This home features a functional layout. The main floor enters into a cozy sunken living room with a gas fireplace and large bay-windows that flood the space with natural light. Enjoy entertaining in the formal dining room, or take advantage of the expansive kitchen with an eating nook, offering direct access to a private deck—perfect for morning coffee or summer BBQs. A convenient 2-piece bathroom with in-suite washer and dryer completes the main floor.

Upstairs, you'll find a generously sized primary bedroom featuring vaulted ceilings, a walk-in closet, and a 3-piece ensuite. An additional bedroom, a versatile bonus room, and a four-piece main bathroom provide ample living space for family or guests.

The unfinished basement has its own entrance and leads to a DOUBLE-ATTACHED GARAGE, which is insulated and comes with a NEW GARAGE DOOR. This unit is located in a well-kept complex with underground sprinklers, and being a corner unit, you™ll love the extra privacy and light.

Close to many amenities including parks, schools, shopping, and transit. Close proximity to downtown and major thoroughfares. This is a fantastic opportunity to own a home in a well-loved, established neighborhood. Book your viewing appointment today!

Built in 1993



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232962      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,471         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12 Stradwick Rise Sw |
| Subdivision | Strathcona Park      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H3H1               |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas, Living Room                                        |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished, Exterior Entry                        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Corner Lot, Treed         |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 117             |
| Zoning         | M-CG d45        |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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