

# \$1,158,000 - 145 Straddock Terrace Sw, Calgary

MLS® #A2240866

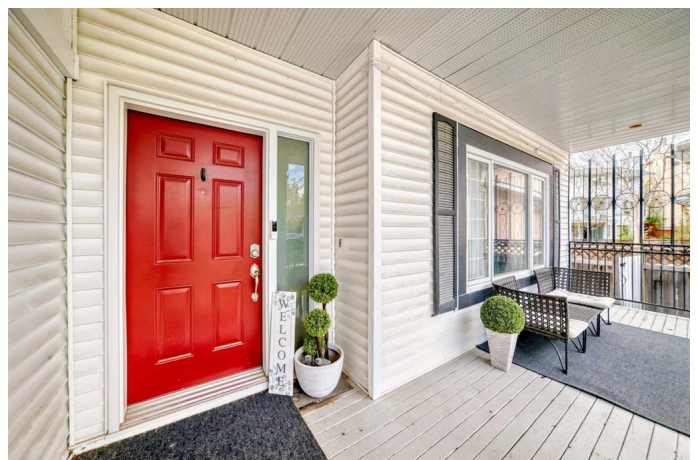
**\$1,158,000**

6 Bedroom, 4.00 Bathroom, 2,875 sqft

Residential on 0.20 Acres

Strathcona Park, Calgary, Alberta

Price reduced!!! Welcome to this beautifully updated residence with over 4,000 sq ft of living space nestled among mature trees in Strathcona Park . Enjoy the tranquility of a private setting with the convenience of being within walking distance to shops, top-rated schools, parks, playgrounds, transit, and scenic ravine pathways â€” all just a short drive to downtown and the highway to the mountains. Thoughtfully designed with versatility in mind, this expansive home easily adapts to a range of lifestyles, whether accommodating a large family, live-in nanny, remote work, or frequent guests. With up to 6 bedrooms, the flexible layout also allows for dedicated office space, a bonus room, or a mix tailored to your needs. The main floor boasts soaring 10-foot ceilings and abundant natural light throughout its open-concept living and dining areas. The spacious kitchen is ideal for entertaining, featuring updated appliances, a gas cooktop, double wall ovens, a center island, and an adjacent breakfast nook that flows into a cozy family room complete with custom built-ins and a wood-burning fireplace. Upstairs, youâ€™ll find 4 generously sized bedrooms, including a luxurious primary bedroom with a renovated ensuite, walk-in closet, and a private sitting area. The flex room functions perfectly as a bonus room which can be converted to another bedroom/office The additional bedrooms are complemented by a spacious family bathroom with soaker tub and double sinks. Rich hardwood floors extend



through all main living areas and bedrooms. The fully developed walk-up basement legal suite features a large recreation/family room, 2 bedrooms , full bathroom, kitchen/laundry, and a private entranceâ€”additional income potential. Outdoors, enjoy a private, treed backyard oasis with plenty of space for kids to play and a huge deck for summer evenings. The WiFi-enabled underground sprinklers and smart thermostats add convenience and comfort. Recent updates include: Renovated and legalized basement -2022 All basement appliances 2022 Primary bedroom ensuite-2024 Main floor dishwasher-2024 Plumbing (no Poly-B) Full interior repainting Three high-efficiency furnaces and hot water tank This exceptional home combines space, functionality, and location â€” a rare opportunity that wonâ€™t last long!

Built in 1989

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240866    |
| Price          | \$1,158,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,875       |
| Acres          | 0.20        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 145 Straddock Terrace Sw |
| Subdivision | Strathcona Park          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H2T5  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Family Room, Wood Burning                                                                        |
| Has Basement      | Yes                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Yard, Irregular Lot, Pie Shaped Lot, Private, Treed |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame                                               |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 25              |
| Zoning         | R-CG            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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