

\$774,900 - 36 Strathlorne Crescent Sw, Calgary

MLS® #A2261749

\$774,900

3 Bedroom, 3.00 Bathroom, 2,008 sqft
Residential on 0.19 Acres

Strathcona Park, Calgary, Alberta

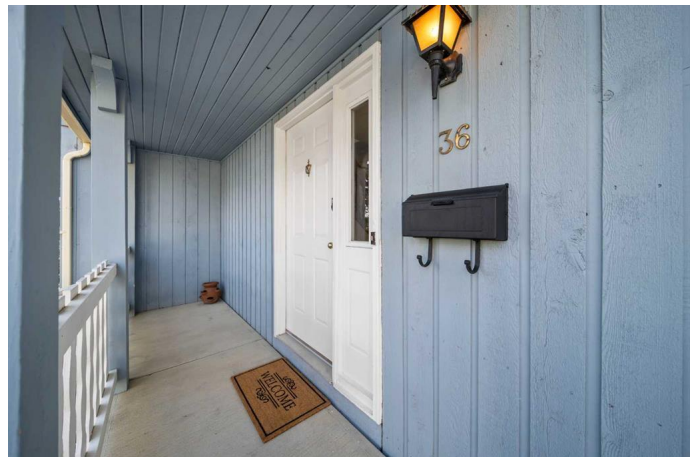
Welcome to your new home on Strathlorne Crescent in the highly sought-after community of Strathcona Park! This beautifully maintained 2-storey Walkout offers nearly 3,000 sq. ft. of living space on a rare 8,094 sq. ft. south-facing lot. Ideally situated across from a tranquil, tree-lined green space, this home features 3 bedrooms, 2.5 baths, and a private, fully fenced backyard with mature landscaping including apple and evergreen trees.

Thoughtful updates include luxury vinyl plank flooring, quartz countertops, newer Samsung range, Bosch dishwasher, HiSense refrigerator (2025), 3 new toilets, skylight, and an upper deck off the primary bedroom (replaced and resealed 2025). Two high-efficiency furnaces and humidifiers (2010) have been recently serviced along with full duct cleaning. Located on a quiet, family-friendly street close to top-rated public and private schools, shopping, parks, and walking paths with quick access to downtown. A rare opportunity to own in this established and thriving community!

Built in 1981

Essential Information

MLS® #	A2261749
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,008
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Strathlorne Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1M8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Humidifier, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping,

	Landscaped, Lawn, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Comox Realty
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