

\$609,900 - 8 Strathclair Rise Sw, Calgary

MLS® #A2208169

\$609,900

3 Bedroom, 3.00 Bathroom, 1,186 sqft
Residential on 0.11 Acres

Strathcona Park, Calgary, Alberta

This spacious 4-level split home in the desirable Strathcona Park community offers nearly 2300 sq ft of developed space and is located close to ravine walking paths, playgrounds, schools, and transit, with easy access to downtown and the mountains. The main floor features a sunny open living and dining area, a kitchen with updated granite counters and stainless steel appliances, and a cozy breakfast nook. Upstairs, the large master bedroom includes ample closet space and a 3-piece en-suite with a newer vanity, while the second bedroom and renovated third bedroom share a modern family bathroom. The lower level offers a huge family room with a wood-burning fireplace and patio doors leading to the yard, plus a powder room and laundry area. The developed basement provides space for a rec room or media room, ready for your personal touch. Recent updates include new carpet and vinyl plank flooring, and spray foam insulation in the attic to help reduce energy bills, furnace replaced in 2021, Hot water heater replaced in 2022. The good-sized yard features a patio area, with a terraced space perfect for a deck. With a single carport, parking for three cars, and a quiet street, this home offers both comfort and convenience. Don't miss out—schedule a viewing today!

Built in 1979

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2208169 |
| Price | \$609,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,186 |
| Acres | 0.11 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 8 Strathclair Rise Sw |
| Subdivision | Strathcona Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 1G4 |

Amenities

| | |
|----------------|-------------------------------|
| Parking Spaces | 2 |
| Parking | Carport, Covered, Front Drive |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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