

**51 Strathearn Crescent SW**  
**Calgary, Alberta**

**MLS # A2250629**



**\$725,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Strathcona Park        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,336 sq.ft.           | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                   |

|                    |                                                                                                                                   |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Metal Siding , Vinyl Siding                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Located in the sought after neighborhood of Strathcona Park, a walk on this street provides amazing views of downtown. This beautifully renovated 2 story detached home offers 3 bedrooms and 2.5 baths with a fully developed basement featuring a wood fireplace. Upgrades include; bathrooms, quartz countertops, refinished hardwood floors and new carpeting throughout. New shingles completed August 2025. The Mattamy- Greenway path is mere steps from your front door providing a short walk to the Sirocco C-Train station. Nearby parks, schools and other amenities make this home a real find.