

**36 Strathlorne Crescent SW**  
**Calgary, Alberta**

**MLS # A2261749**



**\$750,000**

|                  |                                                                                  |               |                   |
|------------------|----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Strathcona Park                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                                         |               |                   |
| <b>Size:</b>     | 2,008 sq.ft.                                                                     | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                                                                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                                        |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Irregular |               |                   |

|                    |                                                                                                                                                       |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame, Wood Siding                                                                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage |                   |      |
| <b>Inclusions:</b> | range hood fan                                                                                                                                        |                   |      |

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!