

# \$875,000 - 12 Strathaven Mews Sw, Calgary

MLS® #A2210501

## \$875,000

3 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.14 Acres

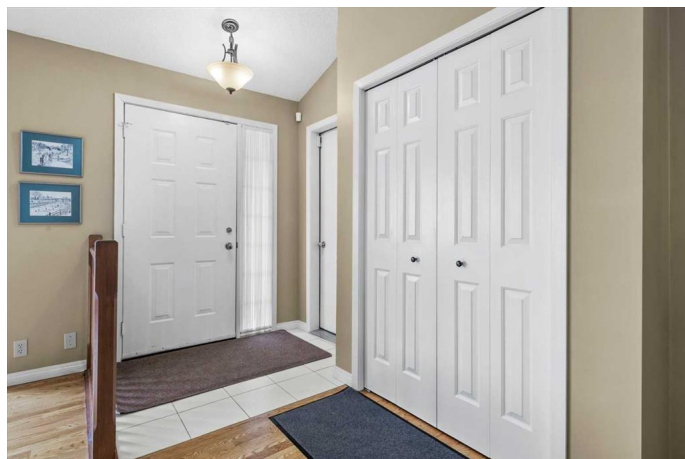
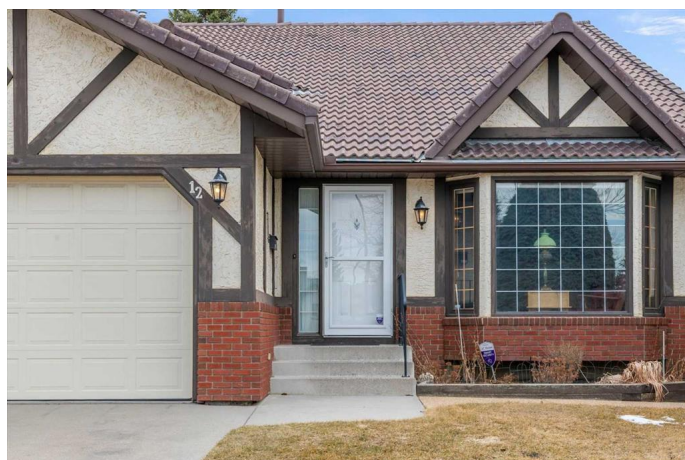
Strathcona Park, Calgary, Alberta

" Back on the market " ! This stunning 4 level split offers many custom and wonderful features ! It is located in a quiet cul de sac in walking distance to shopping and two schools, Olympic Park ( secondary public school ) and John Costello ( an elementary catholic ). The home is much larger than it seems with over 2300 sq ft of living space with high and vaulted ceilings. The lower level has a walk out from the primary Bedroom onto a concrete poured deck that is covered by the upper balcony. Ceiling heights throughout are magnificent with a minimum of 9' and 10' often with vaulting adding to the open flow. All levels boast pristine hardwood floors, granite counters and recessed lighting. The balcony has a great view of downtown and allows you to enjoy the subtle perennial garden of your own home. This exceptional home has been well cared for and now offers a new family a wonderful place to live.

Built in 1985

## Essential Information

MLS® #	A2210501
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438



Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	12 Strathaven Mews Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2G2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Central Vacuum, Wood Windows, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dryer, Electric Oven, Garburator, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, See Remarks

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot, Views
Roof	Clay Tile
Construction	Brick, Stucco

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 10th, 2025

Days on Market            108

Zoning                        R-CG

### **Listing Details**

Listing Office                Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.