

# \$634,999 - 65, 39 Strathlea Common Sw, Calgary

MLS® #A2226381

**\$634,999**

3 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Don't miss this incredible opportunity in Calgary's desirable Strathcona Park! This spacious 3-bedroom, 3.5-bath townhouse offers 2,010 sq ft plus a professionally developed basement – a total of 2,910 sq ft of living space.

Enjoy 9-foot ceilings, hardwood floors, and a cozy gas fireplace. The modern kitchen features granite countertops and opens to a west-facing private deck with a gas BBQ hookup – perfect for summer evenings.

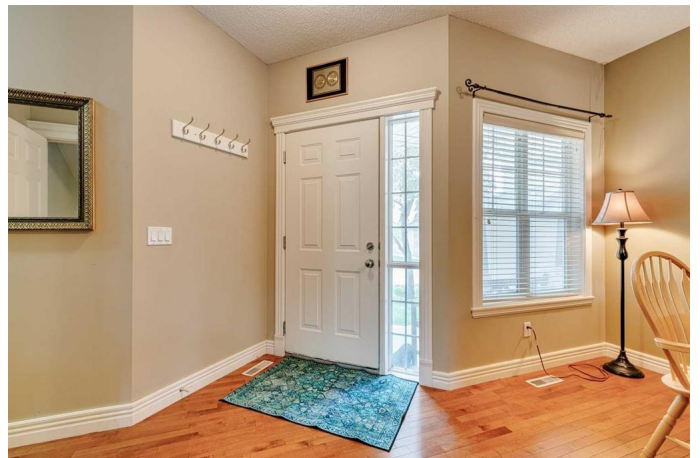
Upstairs, the primary suite includes a walk-in closet and a spa-like 4-piece ensuite. The finished basement adds a rec room, extra bedroom or den, a 3-piece bath, and a kitchenette – ideal for guests, extended family, or extra privacy.

Additional perks include a double attached garage, big screen, projector and surround sound in the basement and a prime location with easy access to top schools, shopping, transit, and quick downtown access via car or LRT all in the quiet, well-maintained Springhaven complex.

Now priced to sell – this one won't last!

Built in 2004

## Essential Information



MLS® #	A2226381
Price	\$634,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	65, 39 Strathlea Common Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5P8

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	8
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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