



DON'T GAMBLE WITH YOUR HOME.
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39 Strandell Crescent SW
Calgary, Alberta

MLS # A2241154



\$799,000

Division:	Strathcona Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,206 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Welcome to 39 Strandell Crescent SW — a beautifully redesigned corner-lot home in one of Calgary's most desirable southwest communities. This fully renovated 4-level split offers over 2,100 sq ft of developed living space, blending high-end finishes, smart design, and exceptional access to the outdoors. Located directly across from the Rotary/Mattamy Greenway, Canada's largest urban pathway and park system spanning over 138 kilometres, enjoy immediate access to scenic multi-use trails, a massive off-leash dog park, and beautiful downtown skyline views — with Edworthy Park just down the path. Inside, you're welcomed by vaulted ceilings with custom shiplap-style paneling, wide-plank flooring, and an open-concept layout. The fully updated kitchen features quartz countertops, two-tone cabinetry, subway tile backsplash, new high-end appliances, and a bold black apron-front farmhouse sink overlooking the city. Off the dining area, step onto the new composite front deck with aluminum and tinted glass railings, overlooking the low-maintenance landscaped front yard. The upper level features three well-designed bedrooms, including a primary suite with private 3-piece ensuite, and an updated 4-piece main bath. The third level offers a spacious second living area with a wood-burning fireplace (with gas line assist) for cozy evenings, an updated 3-piece bathroom with new washer & dryer, and a large fourth bedroom with its own private entrance — ideal for multigenerational living, guests, or those seeking space for independent use with separate access. The basement level includes a versatile flex room, storage area, and utility space — perfect for a home gym, office, or media room. Recent upgrades include: All new windows, siding, and fencing. 2-year-old high-efficiency furnace. Tankless hot water heater. Motorized

Zebra blinds in the living room and custom window coverings throughout. Fully fenced backyard with alley access. Located near top-rated schools, parks, shopping, and transit, with quick access to downtown and the mountains, this move-in-ready home offers a rare balance of style, location, and lasting value. Don't miss your opportunity — book your private showing today!