

# \$830,000 - 12 Strathroy Bay Sw, Calgary

MLS® #A2241138

## \$830,000

4 Bedroom, 4.00 Bathroom, 1,619 sqft

Residential on 0.14 Acres

Strathcona Park, Calgary, Alberta

Welcome to a lovingly cared for detached home that is tucked away on a quiet cul-de-sac. This home offers the perfect blend of comfort, size, and location. With 4 bedrooms and 3.5 bathrooms, it's ideal for families looking to settle into a well established, community oriented neighbourhood.

From the moment you walk through the doors, you'll notice how well maintained the home is: clean, bright, and thoughtfully cared for throughout the years. Skylights fill the space with natural light, while the layout offers plenty of room for both daily living and entertaining. The front patio is the perfect spot to enjoy morning coffee, and the beautifully kept yard offers privacy and room to relax or play.

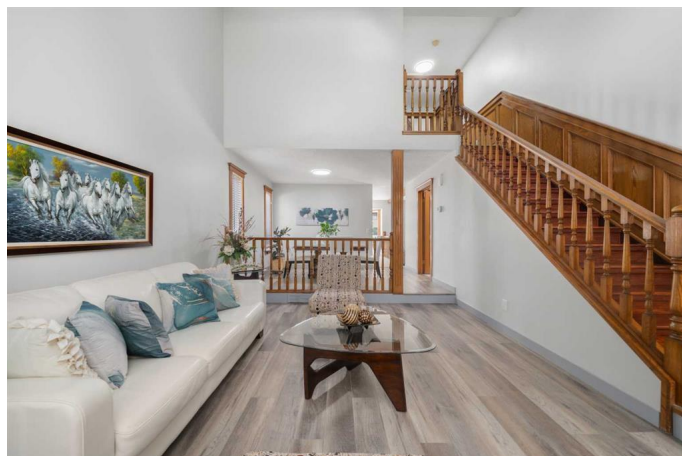
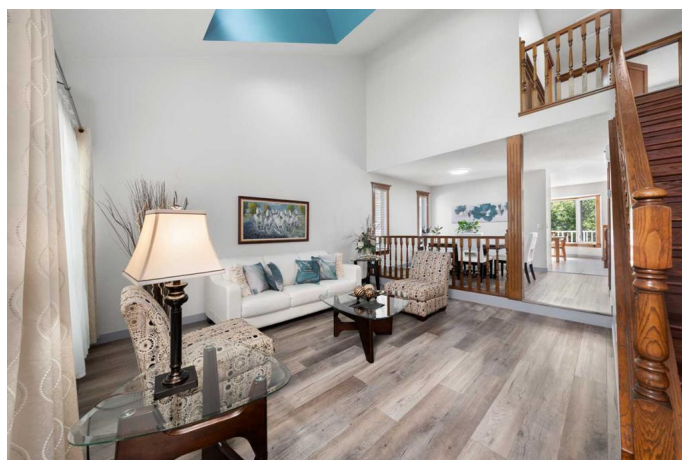
Located in one of Calgary's most desirable southwest communities, you're just steps from great schools, walking paths, parks, and quick access to shopping and downtown. This is a home where you can truly feel part of a neighbourhood - ready for its next chapter with new owners to make it their own.

Built in 1982

## Essential Information

MLS® # A2241138

Price \$830,000



|                |                |
|----------------|----------------|
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,619          |
| Acres          | 0.14           |
| Year Built     | 1982           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Strathroy Bay Sw |
| Subdivision | Strathcona Park     |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3h1J9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Skylight(s)   |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Built-In Electric Range |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Corner Lot, Reverse Pie Shaped Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt                 |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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