

# \$649,999 - 7 Strathearn Rise Sw, Calgary

MLS® #A2249852

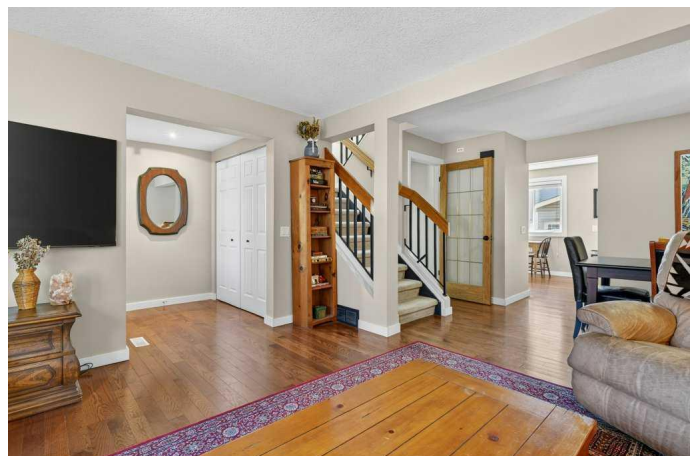
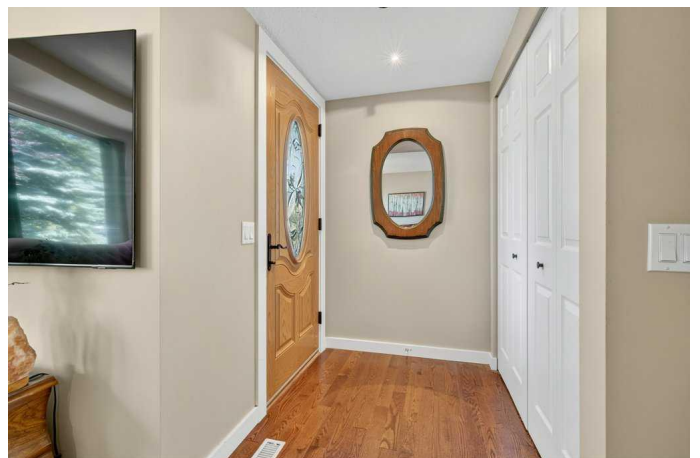
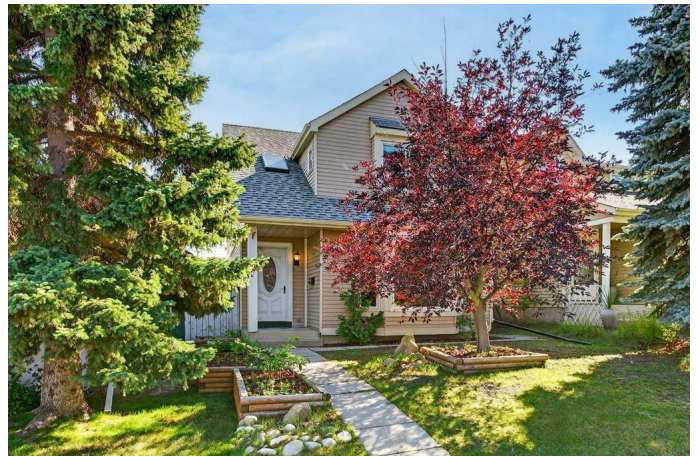
**\$649,999**

4 Bedroom, 3.00 Bathroom, 1,342 sqft

Residential on 0.07 Acres

Strathcona Park, Calgary, Alberta

Nestled in on a quiet no through street. This well-maintained home tucked away in the desirable community of Strathcona Park is perfect for anyone looking to take advantage of Southwest Calgary. Offering the perfect balance of tranquility and convenience, this location is within walking distance to parks, schools, playgrounds, off-leash areas, Strathcona Ravine Park, the LRT, with quick access to Bow Trail, Sarcee Trail, and downtown. Walking into the house you will be greeted by a large family room. Also on the main level is a dining area leading into a spacious eat in kitchen with a sunny south view overlooking the very low maintenance back yard, with tons of decking and a sunken in fire pit. Heading upstairs you'll pass a cozy office nook area. You'll then be welcomed by 3 spacious bedrooms with views of the city skyline from the master. Heading downstairs you'll find the 4th bedroom with an ensuite. Also in the basement you will find another family area, along with storage and laundry room. This property has been thoughtfully updated over the years with new shingles and skylight (2016), 3 new front windows (2024), and a new garage roof and gutters (2025). A recently planted Muckle plum tree (2025) adds a perfect charm to the yard. This home also is equipped with Vacuflow, a jacuzzi tub in the basement, and plenty of natural light. The exterior is complete with a heated two-car detached garage, providing year-round comfort and functionality. With a



quiet setting, a strong list of upgrades, and excellent access to amenities, this home is a fantastic opportunity in one of Calgary’s most established communities.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249852    |
| Price          | \$649,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,342       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7 Strathearn Rise Sw |
| Subdivision | Strathcona Park      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 1R5              |

**Amenities**

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

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Recessed Lighting                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Metal Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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