

# \$720,000 - 139 Stratton Crescent Sw, Calgary

MLS® #A2264866

**\$720,000**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

\*\*\* OPEN HOUSE OCT 18, 2025 2-4PM \*\*\*

Welcome to this well-maintained 4-level split nestled on a quiet crescent in the heart of Strathcona Park – the perfect setting for families! You'll love being just steps from the scenic ravine pathway system, close to walking trails, and within walking distance to Olympic Heights Elementary and John Costello School. The home boasts great curb appeal, featuring brand new MicroPro Sienna pressure-treated front deck boards. Inside, you're welcomed into a bright living room that flows seamlessly into a spacious dining area, ideal for family dinners and entertaining. The kitchen features warm oak cabinetry, a pantry, updated appliances, and a charming bay window overlooking your sun-drenched southwest-facing backyard. Just a few steps down, the cozy family room awaits with a freestanding wood-burning stove (cleaned in 2023) and classic brick surround – a perfect spot to unwind on chilly evenings. The main floor laundry room comes equipped with newer washer and dryer. Upstairs, you'll find three bedrooms, including a primary bedroom with a 3-piece ensuite, plus a beautifully updated 4-piece main bath featuring new tile, toilet, and an exhaust fan. A fourth bedroom on the lower level offers extra space for guests, a home office, or teens. Outside, enjoy your private park-like yard with terraced landscaping, a newly built treated wood fence, concrete patio, planters, pergola with vines, and a BBQ gas line – truly made for outdoor living.



Additional highlights include 18"x18" neutral ceramic tile flooring in key areas, an insulated and heated double attached garage, copper plumbing (no poly-B), BP Everest 40 shingles (2008), upgraded attic insulation, and eavestroughs approx. 5 years old. This charming home is packed with potential in one of Calgary's most sought-after neighbourhoods. Don't miss your chance - call your favorite Realtor and book your private tour today!

Built in 1985

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264866      |
| Price          | \$720,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.12          |
| Year Built     | 1985          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 139 Stratton Crescent Sw |
| Subdivision | Strathcona Park          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 1T7                  |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features None  
Lot Description Back Yard, Few Trees, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 16th, 2025  
Days on Market 3  
Zoning R-CG

## Listing Details

Listing Office RE/MAX Complete Realty

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