35 39 Strathlea Common SW

Calgary | Active | MLS® A2352468

$640,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2004**	**1,977 sq. ft.**

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Listed by Grassroots Realty Group

A closer look

Welcome to an incredible location in Strathlea Common, in the heart of Strathcona Park, where an established west-Calgary community meets exceptional space, privacy and versatility. Offering just over 2,700 sq. ft. of developed living space across three levels, this beautifully maintained townhome features a fully finished basement completed in 2023, a double attached garage and a private backyard with no neighbours directly behind.

Beautiful hardwood flooring welcomes you into a spacious formal dining area, ideal for gathering with family and friends. The inviting living room features a fireplace with a mantel and a large window overlooking the backyard. Step outside to the deck for summer dining, morning coffee or relaxing evenings outdoors.

The well-appointed kitchen offers ample cabinetry and counter space, a centre island with a quartz countertop and a convenient walk-through pantry. A window above the kitchen sink provides a pleasant view of the backyard, bringing natural light into the space and making everyday tasks a little more enjoyable. A half bath, main-floor laundry and mudroom with direct access to the double attached garage complete this thoughtfully designed level.

Upstairs, a generous bonus room provides flexible space for a media area, home office or playroom. The spacious primary retreat includes a large walk-in closet and ensuite with a soaker tub and separate oversized shower. Two additional bedrooms and a four-piece bathroom complete the upper floor.

The fully developed basement, completed in 2023, is a standout feature. With a spacious recreation area and an additional bathroom, it creates valuable room for movie nights, fitness, hobbies, guests or simply spreading out. Three finished levels provide exceptional flexibility for today's evolving lifestyles.

Strathcona Park is a mature, sought-after west-Calgary community celebrated for its established streetscapes, beautiful green spaces and convenient access to outstanding amenities. Explore the natural beauty of the nearby Strathcona Ravines, where pathways and green spaces offer opportunities to walk, run, and enjoy the outdoors. Families will appreciate access to nearby schools, along with plans for a new high school in west Calgary. The popular Westside Recreation Centre is conveniently located nearby, offering fitness facilities, swimming, skating and recreational programs for all ages.

Shopping, dining and everyday essentials are easily accessible at Westhills Shopping Centre, Signal Hill and Aspen Landing, providing an excellent selection of retail stores, restaurants, grocery shopping and services just minutes from home.

With convenient access to Bow Trail, Sarcee Trail, Stoney Trail and the West LRT, commuting throughout Calgary is straightforward. For outdoor enthusiasts, the desirable west-side location also provides an excellent starting point for weekend adventures in Kananaskis, Canmore and Banff.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2352468
Bedrooms	3
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,977 sq. ft.
Main Level Finished Area:	894 sq. ft.
Upper Level Finished Area:	1,083 sq. ft.
Below Grade Finished Area:	738 sq. ft.
Condo Fee:	$360.47
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions
HOA Fee Frequency:	Monthly
Lot Area:	3,005 sq. ft.
Lot Frontage:	30'10"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall

Total Rooms Above Grade:	7
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0311940
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Veneer, Vinyl Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	3
Parking Total/Covered:	3 / -

Laundry Features:	In Hall
HOA Fee:	$360.47
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Treo at Springhaven
Community:	Strathcona Park
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Inclusions:	Window Coverings, storage container on the back patio, some furniture in the basement.
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 9'11" × 6'11" ·
Main Floor	Living Room · 18'2" × 15'11" ·
Main Floor	Dining Room · 14'8" × 13' ·
Main Floor	Pantry · 4'8" × 4'4" ·
Main Floor	Laundry · 6'3" × 4'11" ·
Main Floor	Mud Room · 5'4" × 2'11" ·
2nd Floor	Bedroom - Primary · 16'5" × 14'3" ·
2nd Floor	Walk-In Closet · 8'3" × 5'10" ·
2nd Floor	Bedroom · 10'7" × 9'2" ·
2nd Floor	Bedroom · 10'7" × 9'10" ·
2nd Floor	Family Room · 18'5" × 13'5" ·
Lower Level	Game Room · 18'1" × 12'6" ·
Lower Level	Office · 18'1" × 12'6" ·
Lower Level	Furnace/Utility Room · 13'4" × 11'1" ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Kitchen Island, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R2
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-39-strathlea-common-sw-calgary-a2352468/

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