36 140 Strathaven Circle SW

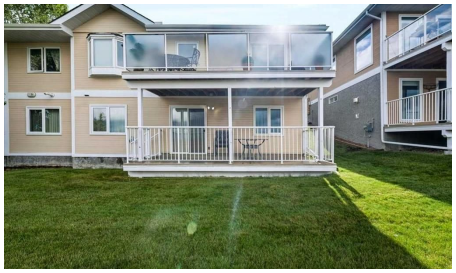
Calgary | Active | MLS® A2344630

$599,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1987**	**1,167 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this lovingly owned, immaculate UPDATED villa in the highly sought after 55+ complex of Horizon Village Strathaven, where homes RARELY pop up for sale. With 1167 ft2 on the main floor plus the walkout basement, you can enjoy ample space to entertain guests, friends, and family alike. With a double attached garage, this WALKOUT BUNGALOW has everything you need, including washer/dryer on the main floor, and numerous upgrades, showing pride of ownership throughout. Enjoy NEW Vinyl plank flooring on main floor and stairs, NEW High Efficiency Furnace, NEW Hot Water Tank, along with NEW soft water tank. Featuring 3 bedrooms and 3 bathrooms PLUS main floor office with gorgeous French doors, this unit is one of the biggest in the complex with arguably one of the best locations. City views? Yes! No neighbors behind? Yes! Backing on to greenspace? Yes! Not to mention amenities including a great clubhouse with kitchen and visiting area for entertaining, with ample visitor parking. This complex is located near the Strathcona Community Centre, a short walk away where many community events take place throughout the year. Whether you are looking to downsize, enjoy an easy lifestyle with maintenance-free living, this turnkey villa is a beautiful place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344630
Bedrooms	3
Bathrooms	3
Year Built	1987
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,167 sq. ft.
Main Level Finished Area:	1,167 sq. ft.

Below Grade Finished Area:	1,109 sq. ft.
Condo Fee:	$737.89
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1987 (Age: 39)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8810525
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Horizon Village Strathaven
Community:	Strathcona Park
Amenities:	Clubhouse, Parking, Trash, Visitor Parking
Appliances:	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Adult Living, Age Restriction - 55+, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Breakfast Nook · 8'8" × 8'6" ·
Main Floor	Foyer · 9'5" × 5'8" ·
Main Floor	Living Room · 15'6" × 12'9" ·
Main Floor	Bedroom - Primary · 14'6" × 10'11" ·
Main Floor	Dining Room · 12'7" × 8'5" ·
Main Floor	Kitchen · 13'2" × 13'2" ·

Main Floor	Office · 13' × 9'1" ·
Lower Level	Bedroom · 14'1" × 10'11" ·
Lower Level	Bedroom · 18'2" × 10' ·
Lower Level	Game Room · 19'11" × 16'2" ·
Lower Level	Storage · 21'5" × 11'5" ·
Lower Level	Furnace/Utility Room · 16'9" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Crown Molding, French Door, Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck, See Remarks
Lot Features:	Landscaped, No Back Lane, No Neighbours Behind
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d75
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-140-strathaven-circle-sw-calgary-a2344630/

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