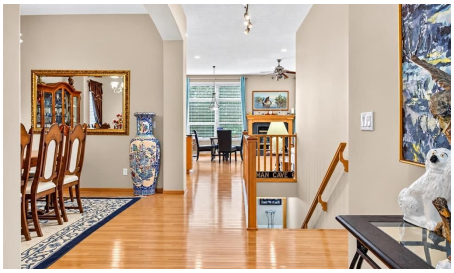
44 Strathlea Close SW

Calgary | Active | MLS® A2338189

$949,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2002**	**1,689.72 sq. ft.**

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Listed by Real Broker

A closer look

LOCATION, LOCATION, LOCATION! This spacious walkout bungalow in Strathcona Park hits the market for the first time! No pets, no smoking, one owner home offers over 3,300 sq. ft. of fully developed living space with 4 bedrooms, 3 full baths and two laundry areas-an ideal layout for families, guests and multi-generational living. The main floor features 10' knockdown ceilings, rounded corners and hardwood flooring through the hallway, dining room, living room and kitchen. The tiled front entry features imported English tile and a new front storm door (2022). The formal dining room includes a dedicated space for a large buffet or hutch. The kitchen features oak cabinetry with pot and pan drawers, built-in wine rack, pantry, granite counters, island and backsplash, stainless steel double sink with newer faucet, instant hot-water dispenser (2025), new garburator new LED recessed lighting and pendant lights. Stainless steel appliances include a Dacor gas range, hood fan, Bosch dishwasher, and Samsung refrigerator with water/ice. The adjoining living room features a gas fireplace, new LED recessed lighting, remote fan/light and direct access through a Phantom Screen door to the upper deck. The primary bedroom includes new LED recessed lighting, a remote fan/light and a large walk-in closet. The 4 pc ensuite features heated tile flooring, jetted tub and marble shower designed for steam capability. The second main floor bedroom can also function as an office or den. A second 4 pc bath and main floor laundry room complete this level. The fully finished walkout basement was completed with permits and features large windows and in-floor heating. The layout includes a large rec room, wet bar, two bedrooms, a 3 pc bath, second laundry room and plenty of storage. Recent updates include a new furnace (2022), new roof (September 2025). Exterior features include low-maintenance landscaping front and back, no-maintenance vinyl fencing, an extra-wide poured concrete garage driveway, poured concrete front patio and partial poured concrete walkway to the backyard. The upper deck was completed in 2022 with Dura-Deck vinyl, finished underneath, and includes a covered BBQ area.. Water and gas lines are available on both the upper and lower levels. The walkout basement opens to a large covered poured concrete patio. The double attached garage is drywalled and includes an upper storage room with built-in shelving. The exterior garage door frame has also been cladded for reduced maintenance. Located close to Strathcona Park's green spaces and pathways, Westside Recreation Centre, Aspen Landing, Westhills Towne Centre and several public and private schools, including Dr. Roberta Bondar School (6 min walk), Webber Academy, Calgary Academy and Rundle College.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338189
Bedrooms	4
Bathrooms	3
Year Built	2002
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,689.72 sq. ft.
Main Level Finished Area:	1,689.72 sq. ft.
Below Grade Finished Area:	1,584.3 sq. ft.
Acreage:	No
Lot Area:	5,069 sq. ft.
Lot Frontage:	44'1½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0210643
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Southwest
Community:	Strathcona Park
Appliances:	Dishwasher, Gas Stove, Range Hood, Refrigerator, Window Coverings
Inclusions:	Washer & Dryer in Basement only, Garage Door Opener + 1 Remote
Restrictions:	None Known
Main Floor	Living Room · 22'2" × 16'6" ·
Main Floor	Storage · 10' × 5'11" ·
Main Floor	Dining Room · 13'5" × 11'3" ·
Main Floor	Kitchen · 14'6" × 13'11" ·
Main Floor	Bedroom - Primary · 16'9" × 16'2" ·
Main Floor	Bedroom · 16'3" × 11' ·

Main Floor	Laundry · 11'9" × 6'3" ·
Basement	Bedroom · 13'6" × 11'7" ·
Basement	Bedroom · 11'4" × 9'11" ·
Basement	Game Room · 33'10" × 27' ·
Basement	Storage · 10'2" × 9'11" ·
Basement	Furnace/Utility Room · 16'11" × 14' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Patio
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Aug 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-strathlea-close-sw-calgary-a2338189/

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