637 Stratton Terrace SW

Calgary | Active | MLS® A2340892

$649,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1981**	**1,709 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Home Hunters Real Estate Group Ltd.

A closer look

Enjoy wonderful views of the downtown skyline and Bow River Valley from this spacious executive bungalow villa in sought-after Chateau Strathcona. Surrounded by mature trees and open green space, this well-maintained home offers an excellent floorplan with a fully developed walkout and three private decks from which to take in the views. The bright main level features a spacious foyer, soaring vaulted ceilings, refinished site-finished hardwood flooring, and a generous living room with gas fireplace and access to the large view balcony. The renovated kitchen offers quartz countertops, a wall oven, flat-top cooktop and an adjoining breakfast nook, and the separate formal dining room provides plenty of space for entertaining. The large primary bedroom features two closets and a spacious ensuite with dual sinks, soaker tub and separate shower. The second bedroom offers a walk-in closet, and completing this level is a full bathroom and convenient main-floor laundry. The fully developed walkout offers even more living space with a large family/recreation room featuring a wood-burning fireplace and direct access to the lower deck, plus a third bedroom with walk-in closet, home office/flex area, full bathroom and excellent storage. Additional highlights include two newer high-efficiency furnaces and an oversized attached double garage. A rare opportunity to enjoy bungalow-style living, generous indoor and outdoor space, and some of the best views Chateau Strathcona has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340892
Bedrooms	3
Bathrooms	3
Year Built	1981
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:	1,709 sq. ft.
Main Level Finished Area:	1,709 sq. ft.
Condo Fee:	$638.87
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southwest
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8311579
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Chateau Strathcona
Community:	Strathcona Park
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Oven-Built-In, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'6" × 10'4" ·
Main Floor	Dining Room · 10' × 8'4" ·
Main Floor	Living Room · 20'6" × 11'7" ·
Main Floor	Bedroom - Primary · 15'7" × 12'3" ·
Main Floor	Bedroom · 11'4" × 11'3" ·
Basement	Family Room · 26'5" × 20'7" ·

Basement	Bedroom · 12'8" × 11'3" ·
Basement	Flex Space · 14'4" × 12'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Quartz Counters, See Remarks
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, Treed, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d38
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/637-stratton-terrace-sw-calgary-a2340892/

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