

# \$624,900 - 65, 39 Strathlea Common Sw, Calgary

MLS® #A2226381

**\$624,900**

3 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.06 Acres

Strathcona Park, Calgary, Alberta

Don't miss this incredible opportunity in Calgary's desirable Strathcona Park! This spacious 3-bedroom, 3.5-bath townhouse offers 2,010 sq ft plus a professionally developed basement – a total of 2,910 sq ft of living space.

Enjoy 9-foot ceilings, hardwood floors, and a cozy gas fireplace. The modern kitchen features granite countertops and opens to a west-facing private deck with a gas BBQ hookup – perfect for summer evenings.

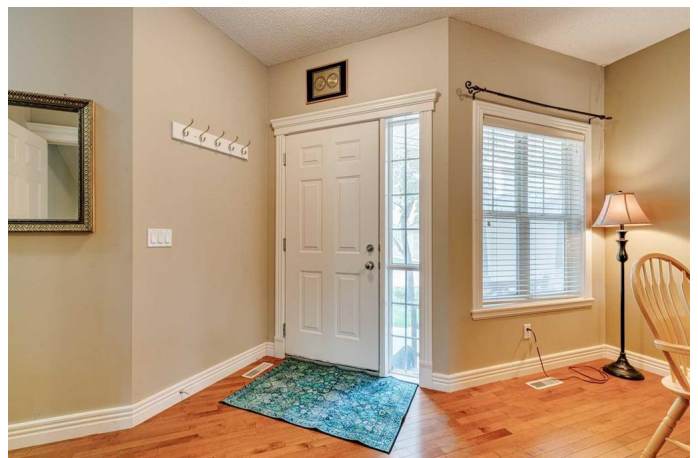
Upstairs, the primary suite includes a walk-in closet and a spa-like 4-piece ensuite. The finished basement adds a rec room, extra bedroom or den, a 3-piece bath, and a kitchenette – ideal for guests, extended family, or extra privacy.

Additional perks include a double attached garage, big screen, projector and surround sound in the basement and a prime location with easy access to top schools, shopping, transit, and quick downtown access via car or LRT all in the quiet, well-maintained Springhaven complex.

Now priced to sell – this one won't last!

Built in 2004

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2226381               |
| Price          | \$624,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,011                  |
| Acres          | 0.06                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 65, 39 Strathlea Common Sw |
| Subdivision | Strathcona Park            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5P8                    |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Granite Counters                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas, Living Room                                                  |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 32              |
| Zoning         | R-G             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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