

**683 Strathcona Drive SW  
Calgary, Alberta**

**MLS # A2214521**



**\$819,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Now's your chance to get into Strathcona Park! This spacious 4 level split home is move-in ready, with all of the biggest maintenance items taken care of... New roof and HWT in 2023, plus a new kitchen and bathrooms and bedroom windows last year. Exceptional location just steps to the ravine, walking distance to C-Train and schools. Classic layout with sunken family room with wood fireplace, and a main floor office/bedroom. Your family will thrive here! \*\*\*Back on market with some key improvements! New carpet, painting and light fixtures!