

Welcome Home to

1374 Strathcona Dr SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

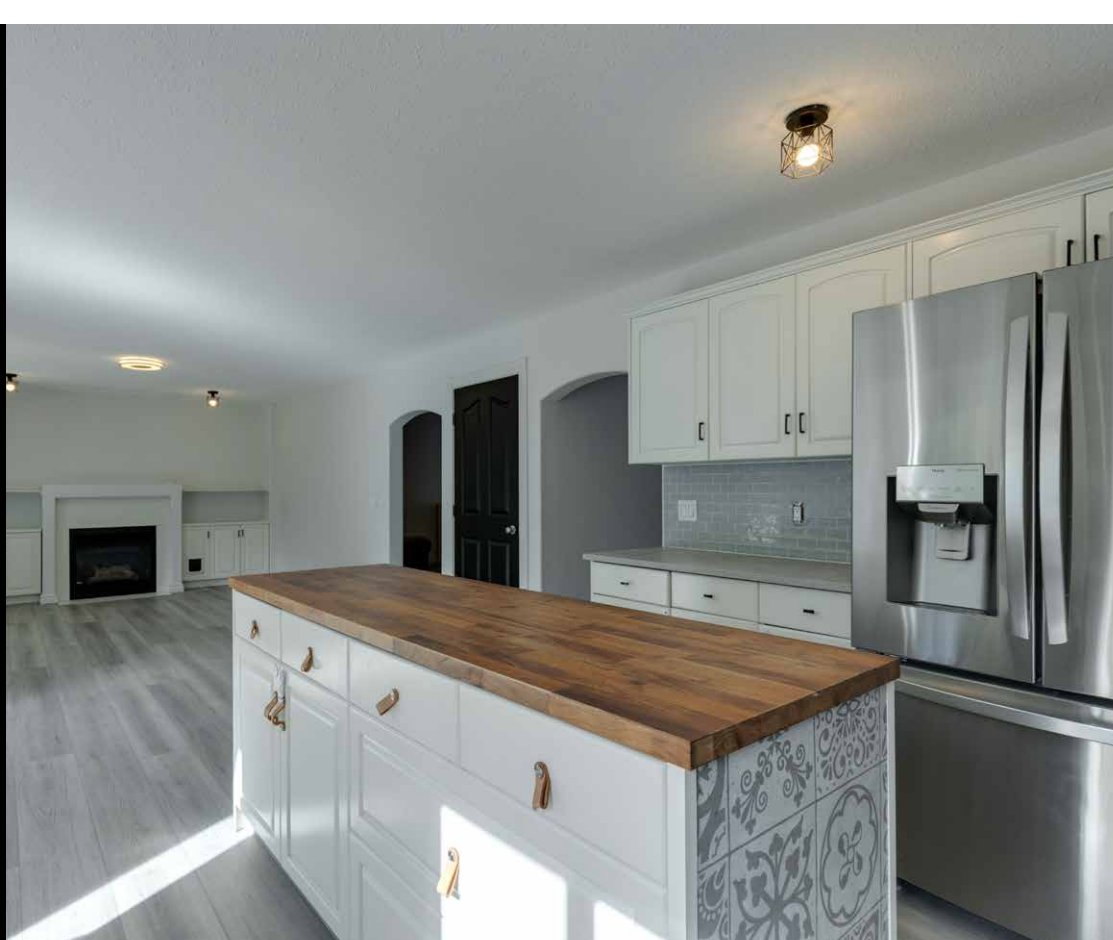
Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Located in the desirable & established neighbourhood of Strathcona Park this 4 bedroom home is perfect for the active growing family. Over 2,200 sq ft of finished living space with and additional 1,000 of unfinished basement space, perfect for additional bedrooms or home theatre. The main floor of this home offers a large living room, home office and 2 pc bath off the front foyer. The updated kitchen with stainless steel appliances, island and pantry open to the dining nook and large family room with gas fireplace. The laundry/mud room is directly off the garage. Large windows throughout make this home bright and welcoming. The upper level is comprised of 4 generous sized bedrooms and a 4pc bath. The primary suite is complete with a large walk in closet and a 5 pc ensuite with jetted corner tub, walk in shower and double vanity. The large south facing back yard offers full day sun and is ready for your ideas! Steps to Dr Roberta Bondar School (K-6), transit and wooded pathway system. Close to all amenities and minutes to Aspen Landing Shopping Centre, Westside Recreation Centre, Webber Academy and Calgary Academy. 4 minutes to the 69th St C-Train station makes this the perfect home for commuting workers and students. Enjoy easy access to Bow Trail, 85th Street and the Stoney Trail Ring Road.





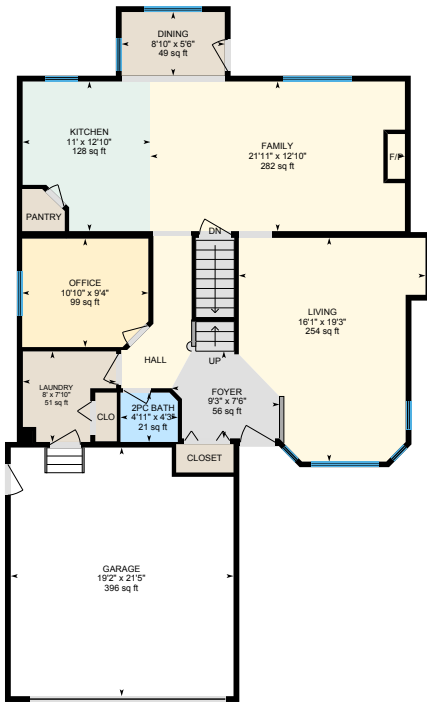
MLS: A2256397
Year Built: 1999
Community: Strathecona Park
Style: Detached House
Total SqFt: 2,272.65 sqft
Taxes: \$5,426.00 (2025)

Kitchen: 14'2" x 10'7" M
Living Room: 19'1" x 19'0" M
Dining Room: 12'7" x 10'7" M
Laundry: 5'11" x 5'10" M
Bedroom: 14'2" x 9'7" M

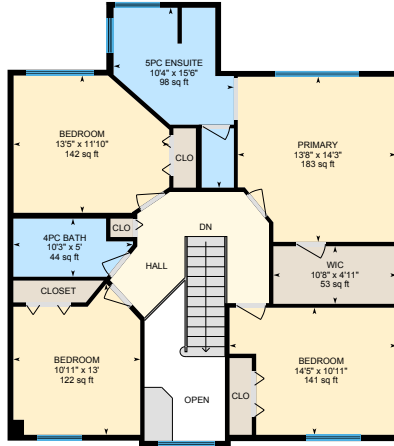
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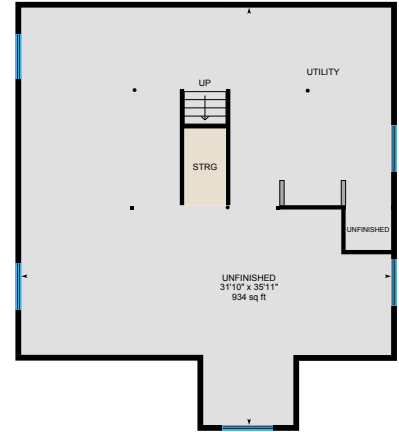
1374 Strathcona Dr SW, Calgary, AB



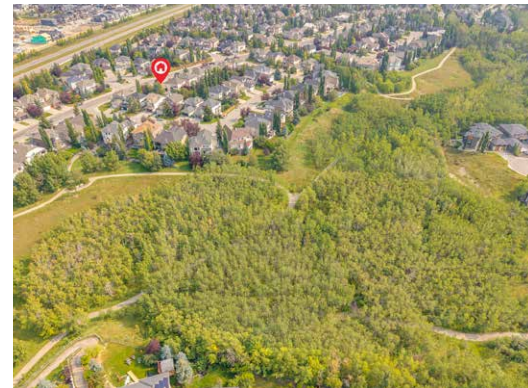
MAIN
1185.12 SQ.FT.



UPPER FLOOR
1087.53 SQ.FT.



BASEMENT (BELOW GRADE)
1066.59 SQ.FT.



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