

\$720,000 - 139 Stratton Crescent Sw, Calgary

MLS® #A2264866

\$720,000

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.12 Acres

Strathcona Park, Calgary, Alberta

Welcome to this well-maintained 4-level split nestled on a quiet crescent in the heart of Strathcona Park – the perfect setting for families! You'll love being just steps from the scenic ravine pathway system, close to walking trails, and within walking distance to Olympic Heights Elementary and John Costello School. The home boasts great curb appeal, featuring brand new MicroPro Sienna pressure-treated front deck boards. Inside, you're welcomed into a bright living room that flows seamlessly into a spacious dining area, ideal for family dinners and entertaining. The kitchen features warm oak cabinetry, a pantry, updated appliances, and a charming bay window overlooking your sun-drenched southwest-facing backyard. Just a few steps down, the cozy family room awaits with a freestanding wood-burning stove (cleaned in 2023) and classic brick surround – a perfect spot to unwind on chilly evenings. The main floor laundry room comes equipped with newer washer and dryer. Upstairs, you'll find three bedrooms, including a primary bedroom with a 3-piece ensuite, plus a beautifully updated 4-piece main bath featuring new tile, toilet, and an exhaust fan. A fourth bedroom on the lower level offers extra space for guests, a home office, or teens. Outside, enjoy your private park-like yard with terraced landscaping, a newly built treated wood fence, concrete patio, planters, pergola with vines, and a BBQ gas line – truly made for outdoor living. Additional highlights include 18"x18" neutral



ceramic tile flooring in key areas, an insulated and heated double attached garage, copper plumbing (no poly-B), BP Everest 40 shingles (2008), upgraded attic insulation, and eavestroughs approx. 5 years old. This charming home is packed with potential in one of Calgary’s most sought-after neighbourhoods. Don’t miss your chance – call your favorite Realtor and book your private tour today!

Built in 1985

Essential Information

MLS® #	A2264866
Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	139 Stratton Crescent Sw
Subdivision	Strathcona Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Back Yard, Few Trees, Lawn, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2025
Days on Market 5
Zoning R-CG

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.