

\$849,900 - 76 Stradbroke Rise Sw, Calgary

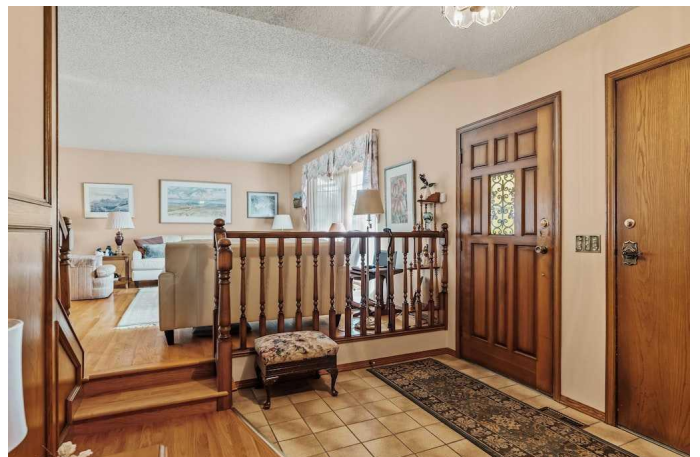
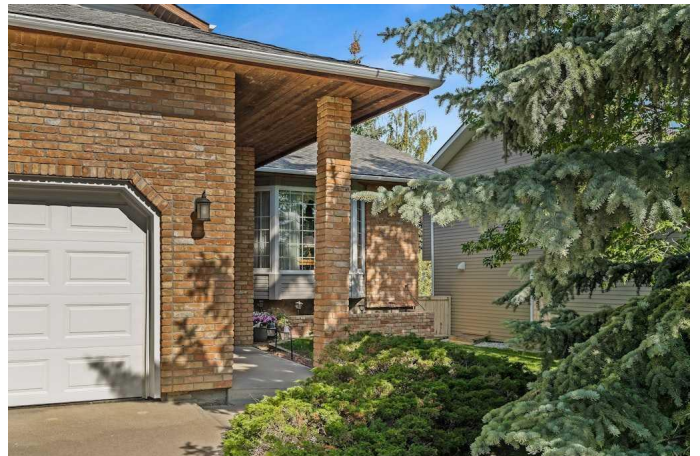
MLS® #A2248635

\$849,900

3 Bedroom, 3.00 Bathroom, 1,999 sqft
Residential on 0.16 Acres

Strathcona Park, Calgary, Alberta

With its timeless brick façade, manicured landscaping, and inviting curb appeal, this beautifully maintained two-storey home in Strathcona Park blends classic design with comfortable, family-focused living. Perfectly situated on a lot in a quiet, well-established community, it offers the ideal balance of everyday functionality and a warm, welcoming atmosphere. Inside, the main floor greets you with a formal living room featuring vaulted ceilings, flowing effortlessly into the dining area. The eat-in kitchen is anchored by warm oak cabinetry, a built-in oven and microwave, electric cooktop, and a crisp white subway tile backsplash. Just steps away, the sunken family room exudes charm with a brick-faced gas fireplace and natural wood wainscoting, while patio doors lead to a sunroom, deck, and an expansive backyard with a stone patio-capturing all-day sunshine and creating an outdoor haven for relaxation and entertaining. Upstairs, the spacious primary bedroom offers a private ensuite, while two additional bedrooms share a full main bath. The lower level extends your living space with a large finished recreation room and an undeveloped area, housing laundry and utilities, ready for your personal touch. Meticulously cared for over the years, this home shows true pride of ownership. Annual upkeep has been paired with thoughtful upgrades to major systems, including a new hot water tank, furnace, and water softener (2021), a roof replacement (2015), a freshly



painted fence (2024), and a new dishwasher (2024). The property also boasts a fully operational sprinkler system, a well-established garden, and beautifully landscaped grounds, offering a setting as functional as it is picturesque. This home is surrounded by mature trees, ravine pathways, and green spaces, including the nearby Strathcona Ravines Park. Families will value the proximity to highly regarded schools, playgrounds, sports fields, and the West LRT for an easy downtown commute. Just minutes from West Hills and Signal Hill shopping, and with quick access to the mountains, Strathcona Park delivers the perfect blend of nature, community, and convenience-making this property an exceptional place to call home. ****OPEN HOUSE: Sunday, August 24th from 12:00 - 2:00pm ****

Built in 1982

Essential Information

MLS® #	A2248635
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,999
Acres	0.16
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	76 Stradbroke Rise Sw
Subdivision	Strathcona Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1T9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Family Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.