



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**588 Strathcona Drive SW**  
**Calgary, Alberta**

**MLS # A2262108**



**\$565,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, See Remarks		

**Inclusions:** N/A

Strathcona Park | 5-Bedroom Semi-Detached Bungalow Rare opportunity to own in the highly sought-after community of Strathcona Park! Whether you're an investor, first-time buyer, or a growing family, this home has it all. Offering over 2,100 sq.ft. of developed living space, this well-maintained property features 5 bedrooms and 2 full bathrooms. Ideally located across from a beautiful park and within the school district for Ernest Manning High School and just steps to Olympic Heights Elementary, this home combines convenience with lifestyle. You're also minutes from downtown, top-rated private and public schools, Westside Recreation Centre, and only a 10-minute walk to the LRT. With the new ring road, getting around the city—or out to the Rockies—is easier than ever. Inside, a split staircase leads to the bright and open main level with large west-facing windows. The updated kitchen offers stainless steel appliances, quartz countertops, and direct access to the spacious living and dining areas. The primary bedroom features a patio door opening to a private balcony overlooking the landscaped backyard with mature trees. An updated 5-piece bathroom and two additional bedrooms complete the main floor. The fully developed lower level is perfect for family living or guests, boasting a large recreation room, two spacious legal bedrooms, a modernized bathroom, laundry room, and plenty of storage. Almost every window in the home has been upgraded for peace of mind. Enjoy the countless amenities of Strathcona Park—ravine pathways, dog parks, playgrounds—and experience one of Calgary's most desirable, family-friendly neighbourhoods. Don't miss this incredible opportunity to own in Strathcona at outstanding value. Book your showing today!