

70 Stradwick Rise SW Calgary, AB T2E 1J7

Residential

A1033273 **Active** **DOM:** 37 **LP:**\$319,900.00 **OP:** \$329,900.00



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|----------------------|----------------------------|---------------------|------------------|
| Class: | Semi Detached | Area: | Calgary |
| County: | Calgary | Zone: | CAL Zone W |
| Type: | Duplex | Community: | Strathcona Park |
| Levels: | Bi-Level | Ttl Beds: | 3 |
| Year Built: | 1981 | F/H Bth: | 1/1 |
| LINC#: | 0016255177 | LP/SF: | \$387.66 |
| Arch Style: | Bi-Level, Up/Down | Suite: | No |
| Possession: | 30 Days / Neg | Lot Size: | 3562 SqFt |
| Lot Dim: | | Lot Depth: | 36.34 M 119.23' |
| Front Length: | 8.26M 27` 1" | Lot: 39 | Condo: No |
| Legal Pln: | 8011503 | Blk: 1 | |
| Land Use: | R-C2 | Tax Amt/Yr: | \$2,475.00/2019 |
| Title to Lnd: | Fee Simple | Loc Imp Amt: | |
| Disclosures: | No Disclosure | Front Exp: | |
| Restrict: | Utility Right Of Way | | |

Recent Change: **10/21/2020 : DOWN : ->Active**

Public Remarks: This charming family home is located in an awesome community! Just minutes to Downtown and easy access to the Mountains. This bi-level has 1225 sqft of developed space, sits on a quiet street and has a convenient driveway out front. Enter in through the foyer into a spacious living room with a vaulted ceiling and large picture windows. A few steps into the open dining room and u-shaped kitchen w/stainless steel appliances and lots of cabinetry. You'll find beautiful hardwood floors throughout the main and freshly painted walls. There are 2 good-sized bedrooms up; the master with his and her closets and a cheater door to the main bathroom—both bedrooms look out to a large, private backyard [with open GREEN SPACE behind]. Downstairs is complete with a large family room, a 3rd bedroom, a 2pc bathroom and the laundry room, and a huge storage room. Close to schools and amenities. This could be your place to call HOME, call to view!!

Directions:

Rooms & Measurements

| | | | | | | | | | | | |
|------------------|-----------|-----------|-----------|-----------|-----------|-------------------|-------------------|----|-------------|-----|-------------|
| | 2P | 3P | 4P | 5P | 6P | | Main: | 77 | Mtr2 | 825 | SqFt |
| Baths: | 1 | 0 | 1 | 0 | 0 | Bed Abv: 2 | Blw Grade: | 37 | Mtr2 | 400 | SqFt |
| EnSt Bth: | 0 | 0 | 0 | 0 | 0 | Rms Abv: 6 | Total AG: | 77 | Mtr2 | 825 | SqFt |

Property Information

| | | | |
|-----------------------|---|--------------------|----------------------------|
| Basement: | Finished, Full | Lndry Feat: | Lower Level |
| Heating: | Forced Air, Natural Gas | Cooling: | None |
| Construction: | Brick, Vinyl Siding, Wood Frame | Fireplaces: | 0 |
| Foundation: | Poured Concrete | Flooring: | Carpet, Hardwood, Linoleum |
| Exterior Feat: | Private Yard | Fencing: | None |
| Roof Type: | Asphalt Shingle | Balcony: | None |
| Parking: | Driveway, Off Street, Parking Pad | | |
| Features: | Vaulted Ceiling(s) | | |
| Comm Feature: | Golf, Schools Nearby, Playground, Shopping Nearby | | |
| Lot Features: | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Sloping, Irregular Lot, Views | | |
| Appliances: | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings | | |
| Other Equip: | None | | |

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).