

# \$564,900 - 33, 448 Strathcona Drive Sw, Calgary

MLS® #A2209482

**\$564,900**

3 Bedroom, 4.00 Bathroom, 761 sqft

Residential on 0.00 Acres

Strathcona Park, Calgary, Alberta

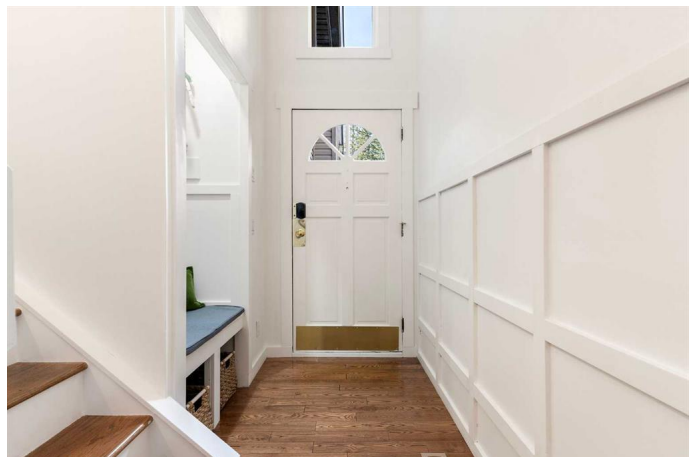
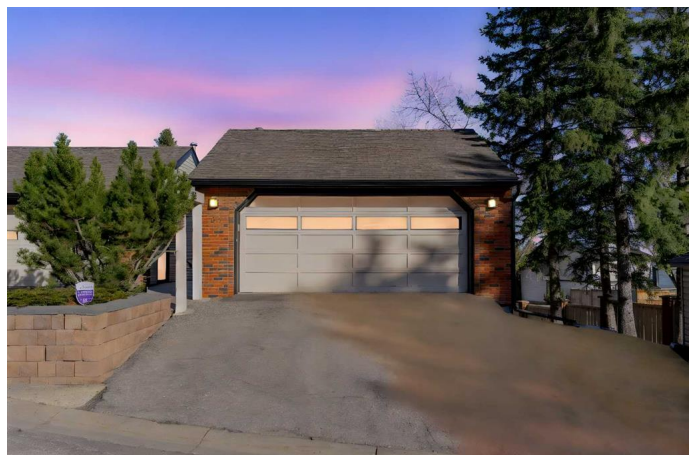
#33, 448 Strathcona Drive SW | Updated End Unit in Strathcona Park

This beautifully maintained 3-bedroom, 3.5-bath end unit offers over 2,200 sq. ft. of developed living space in the highly desirable community of Strathcona Park. Nestled in a quiet, well-run complex, this home features extra privacy, abundant natural light, and access to the largest shared yard in the development.

The main level showcases custom wainscoting, a two-tone staircase, and a renovated kitchen with quartz counters, stainless steel appliances, a farmhouse sink, custom walnut shelving, and built-in banquette seating. The spacious living room spans the width of the home with a floor-to-ceiling stone fireplace and opens to a large dining area. Step out to the upper-level deck—perfect for morning coffee or evening relaxation.

Upstairs, the primary suite includes French doors, a wood-burning fireplace, a sitting/office area, and a 5-piece ensuite. A second bedroom with a large walk-in closet, and an additional full bath complete the upper floor.

The fully finished walkout basement has an industrial vibe with luxury vinyl plank flooring, a gas fireplace, a wet bar, and a renovated full bath with tiled shower. A third bedroom, rec/living space, and access to a rear patio



with gas line for BBQ or fire table make this level ideal for guests, teens, or an in-law suite.

Additional perks include a 21' x 21' heated double garage, updated lighting, and move-in ready condition with room for your personal touch.

Close to parks, schools, transit, shopping, and offering quick access to downtownâ€”this home blends comfort, style, and location.

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209482               |
| Price          | \$564,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 33, 448 Strathcona Drive Sw |
| Subdivision | Strathcona Park             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 1M3                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking, Other |
| Parking Spaces | 4                      |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, French Door, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer                                                                                                   |
| Heating           | Central, Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | None                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 3                                                                                                                                                                          |
| Fireplaces        | Gas, Wood Burning                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                             |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Back Yard, Landscaped              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | M-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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