

# \$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

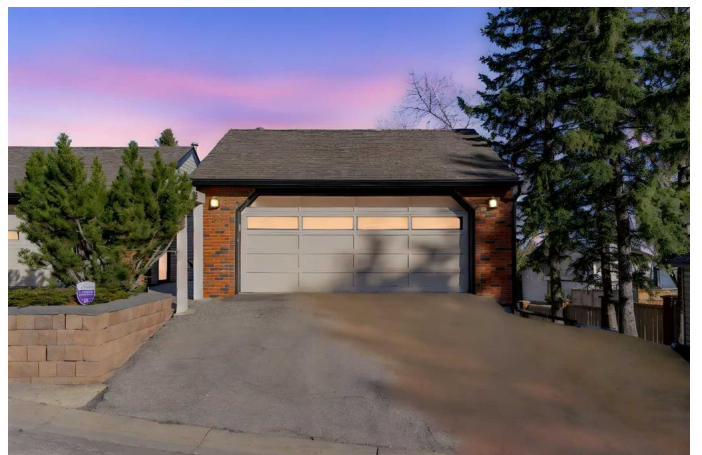
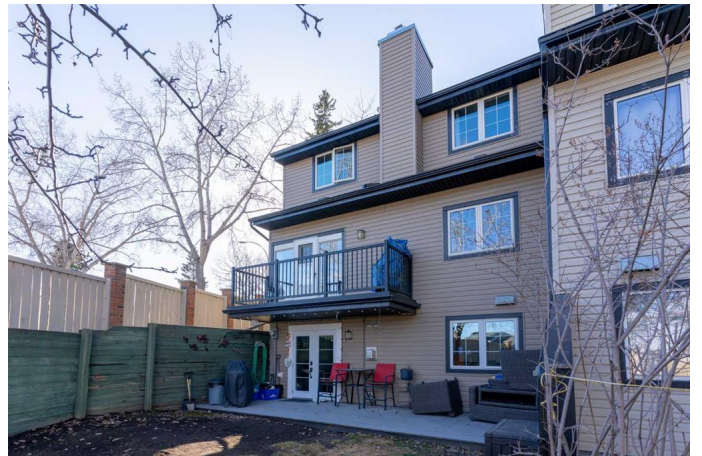
#33, 448 Strathcona Drive SW | Updated End  
Unit in Strathcona Park

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 | 8                |
| Zoning         | M-CG             |

### Listing Details

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

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.