

# \$1,299,900 - 158 69 Street Sw, Calgary

MLS® #A2249526

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,569 sqft

Residential on 0.08 Acres

Strathcona Park, Calgary, Alberta

Spacious living, modern finishes, and a fully developed walkout basement—this home combines comfort and convenience in one of Calgary’s most desirable west side communities. Encompassing more than 3,500 sq. ft. of developed space, the home features a functional design suited to both daily life and entertaining. Built in 2020, it also comes with the balance of the new home warranty for added peace of mind.

Step inside to soaring 10-foot ceilings, wide-plank hardwood, and oversized windows with custom coverings that fill the main level with natural light. The kitchen is both stylish and functional with full-height cabinetry, quartz counters, a gas cooktop, stainless steel appliances, built-in wine storage, and an incredible walk-in pantry. The kitchen connects seamlessly to the dining and living areas, making it the true heart of the home.

Upstairs you’ll find 9-foot ceilings, a full laundry room, and three generously sized bedrooms, including a primary retreat with a spa-inspired ensuite. Here you’ll enjoy dual vanities, a soaker tub, and a separate shower, complemented by a cozy two-sided fireplace and heated floors. A generous walk-in closet adds the finishing touch, providing ample storage and organization. A bonus room adds versatility to the upper level—perfect as a family room, home office, or playroom, ready to serve as the space you



need it to be.

The fully finished walkout basement expands the living space with a large rec room, built-in wet bar, fourth bedroom, full bathroom, and plenty of storage—ideal for guests, teenagers, or extended family. From here, you step directly into the low-maintenance backyard, a flexible outdoor space for kids or pets to enjoy, or a blank canvas to create your dream garden!

The attached double garage is insulated, drywalled, and upgraded with epoxy-coated floors, connecting directly to a spacious mudroom that helps keep daily life organized.

Located on a quiet street in Strathcona Park, close to parks, pathways, and top-rated schools, with quick access to downtown and west side amenities, this home is perfectly suited for families and professionals alike.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249526    |
| Price          | \$1,299,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,569       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 158 69 Street Sw |
| Subdivision | Strathcona Park  |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | t3h 5c7          |

### **Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Insulated |
| # of Garages   | 2                                                               |

### **Interior**

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                 |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Rectangular Lot        |
| Roof              | Asphalt Shingle                   |
| Construction      | Cement Fiber Board, Stone, Stucco |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 7                 |
| Zoning         | DC                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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