

# \$699,900 - 217 Creekside Boulevard Sw, Calgary

MLS® #A2260275

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,577 sqft

Residential on 0.00 Acres

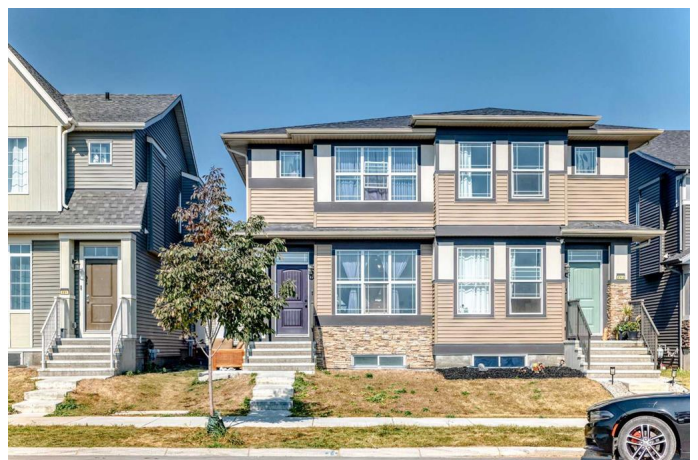
Pine Creek, Calgary, Alberta

Nested in the prestigious Pine creek Community is this appointed, well maintained 2022 built 1576 sq ft duplex with a LEGAL BASEMENT SUITE. This is an income cash flowing property for investors and a perfect pick for first time home buyers with mortgage support basement suite. Enter into the large kitchen, pantry and living area with so much upgrade and beautiful designs. Going up the stairs is a massive primary bedroom that comes with a walk in closet and an ensuite bathroom. You will also find two other good size bedrooms with upstairs laundry. The basement comes with a 1 bedroom legal suite, second kitchen, laundry and separate furnace.

Built in 2022

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260275               |
| Price          | \$699,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,577                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 217 Creekside Boulevard Sw |
| Subdivision | Pine Creek                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4P4                    |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked |
| Heating           | High Efficiency, Forced Air                                                                                                        |
| Cooling           | None                                                                                                                               |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line, Garden    |
| Lot Description   | Landscaped, See Remarks |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-Gm                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Sterling Real Estate |
|----------------|----------------------|

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.