

# \$525,000 - 802, 335 Creekside Boulevard Sw, Calgary

MLS® #A2266988

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,669 sqft

Residential on 0.00 Acres

Pine Creek, Calgary, Alberta

Step into a lifestyle of comfort, versatility, and connection in this thoughtfully designed 4-bedroom, 2.5-bath townhome located in the heart of Pine Creek, a peaceful and well-connected community where nature blends seamlessly with convenience.

As you enter the home, youâ€™re welcomed by a bright and spacious main-floor bedroom. Whether you choose to turn it into a private home office, an energizing workout room, or a cozy guest space, this room offers the flexibility to suit your needs. Picture yourself starting your mornings here with a quiet coffee and a moment of calm before taking on the day.

Upstairs, the open-concept living and dining area is filled with natural light, creating a warm and inviting atmosphere. The kitchen is both modern and functional, perfect for hosting gatherings or simply enjoying family meals. Step out onto the large glass-enclosed balcony, where you can enjoy your morning tea or relax in the evening. With views overlooking a serene central courtyard, youâ€™ll appreciate the added privacy and sense of escape.

The upper level includes three more generously sized bedrooms, including a tranquil primary suite with its own ensuite bathroom. Every detail in this home is designed to support a balanced lifestyle,



offering both open spaces to connect and quiet corners to recharge.

An oversized double attached garage provides ample space for parking, storage, or even a workshop. Whether you're stowing away seasonal gear or keeping your vehicle sheltered through the winter, the extra room is a valuable bonus.

Located just moments from shopping, schools, parks, and playgrounds, this home also offers easy access to the Somerset C-Train Station for those who prefer to travel by transit.

This townhome in Pine Creek is more than just a place to live. It is a place where comfort, style, and everyday convenience come together to create something truly special.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2266988      |
| Price          | \$525,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,669         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 802, 335 Creekside Boulevard Sw |
| Subdivision | Pine Creek                      |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 5L1 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached, Off Street   |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                   |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Lighting                                                                                      |
| Lot Description   | City Lot, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views, Cleared |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Composite Siding, Vinyl Siding                                                                                         |
| Foundation        | Poured Concrete                                                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 8                  |
| Zoning         | M-G                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

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.