

\$669,900 - 764 Creekside Boulevard Sw, Calgary

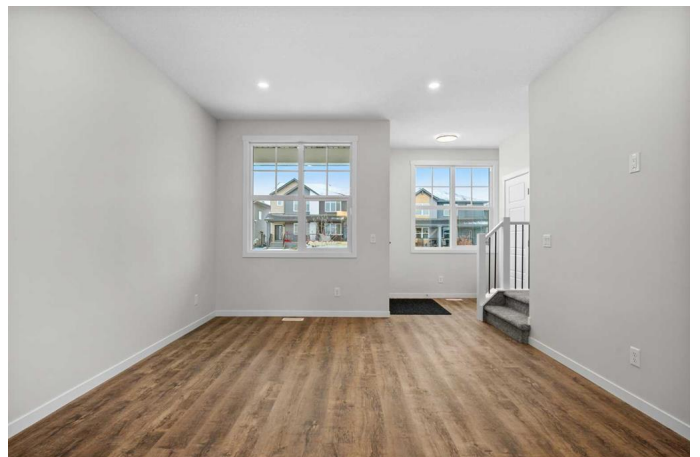
MLS® #A2184683

\$669,900

4 Bedroom, 4.00 Bathroom, 1,358 sqft
Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Welcome to 764 Creekside Blvd: a fully developed detached home featuring a builder-completed legal suite and loads of thoughtful upgrades! This brand-new, never-lived-in home is perfect for offsetting your mortgage with rental income or as an investment property. Step into the spacious front entrance, where oversized windows flood the home with natural light, creating a bright and airy feel. The stairwell, accented with modern railing, adds a stylish touch near the foyer. The main floor features an open and functional layout, including a large living and dining area with durable luxury vinyl plank flooring throughout. The upgraded kitchen is a showstopper, offering a gas stove, chimney hood fan, built-in microwave, and ample cabinet space. The kitchen island with a breakfast bar is perfect for casual meals or entertaining guests, while a pantry provides even more storage. A second closet and a convenient 2-piece bathroom near the back entrance complete this level. Upstairs, the primary bedroom offers a walk-in closet and a private ensuite finished with quartz countertops and a walk-in shower. Two additional bedrooms are perfect for kids, guests, or a home office. A 4-piece bathroom, upper-floor laundry, and a large linen closet add to the practicality of this level. The fully developed legal basement suite is a standout feature, including its own full kitchen with a gas stove, a cozy mudroom area, one spacious bedroom, and a 4-piece bathroom. Separate



laundry facilities and luxury vinyl plank flooring throughout make this legal suite comfortable and low-maintenance: ideal for renters or extended family. Located in Pine Creek, a vibrant and growing community in Southwest Calgary, this home puts you close to everything you need. Enjoy shopping and dining nearby, or explore parks, pathways, and playgrounds within walking distance. Outdoor activities are just minutes away with Spruce Meadows and the Sirocco Golf Club nearby. Plus, with easy access to Stoney Trail and Macleod Trail, commuting and getting around the city is simple. This bright, spacious home in a fantastic community is ready to welcome you!

Built in 2024

Essential Information

MLS® #	A2184683
Price	\$669,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,358
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	764 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 5H3

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Kitchen Island, Open Floorplan, Walk-In Closet(s), Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance

Appliances Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range Hood

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Rain Gutters

Lot Description Back Yard, Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 2nd, 2025

Days on Market 69

Zoning R-Gm

Listing Details

Listing Office eXp Realty

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