

# \$649,900 - 764 Creekside Boulevard Sw, Calgary

MLS® #A2203266

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,358 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Located in the SW community of Pine Creek, this BRAND NEW home, with NO GST, offers 3 bedrooms upstairs, 2.5 bathrooms, and a fully developed 1-bedroom LEGAL BASEMENT SUITE with a separate entrance, making it perfect for rental income or multi-generational living. Thoughtfully designed with high ceilings, an open-concept layout, and premium upgrades, this home is move-in ready with quick possession available and the builder warranty still in place. Step inside to a bright and spacious main floor featuring luxury vinyl plank flooring, oversized windows, and a beautifully upgraded kitchen with a gas stove, chimney hood fan, built-in microwave, and ample storage. The open layout flows seamlessly into the dining and living area, while a half bath and extra storage near the back entrance add to the functionality. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with quartz countertops and a walk-in shower. Two additional bedrooms, a 4-piece bathroom, upper-floor laundry, and a large linen closet complete the level. The fully developed legal basement suite offers a private entrance, full kitchen with a gas stove, separate laundry, a spacious bedroom, and a 4-piece bathroom, providing an ideal space for renters or extended family. Located minutes from shopping, dining, Spruce Meadows, Sirocco Golf Club, and the upcoming Belmont Fieldhouse & Library, with easy access to Stoney and Macleod Trail, this home offers



unmatched value in a prime location. Donâ€™t miss out on this incredible opportunity. This home is priced to sell and wonâ€™t last long!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203266    |
| Price          | \$649,900   |
| 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, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Gas Range                                          |
| Heating           | Forced Air                                                                                                                            |

|              |             |
|--------------|-------------|
| Cooling      | None        |
| Has Basement | Yes         |
| Basement     | Full, Suite |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Rain Gutters                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 47               |
| Zoning         | R-Gm             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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