

# \$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 | 9                  |
| Zoning         | M-G                |

### Listing Details

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

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