

217 Creekside Boulevard SW
Calgary, Alberta

MLS # A2260275



\$699,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,577 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions:	None
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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.