

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

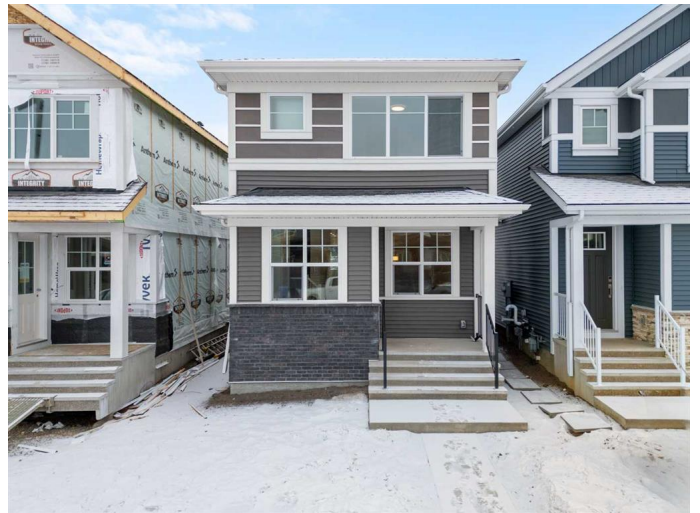
MLS® #A2203266

\$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. Don't miss out on this incredible opportunity. This home is priced to sell and won'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, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer |
| 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 | 23 |
| Zoning | R-Gm |

Listing Details

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

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