

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

MLS® #A2203266

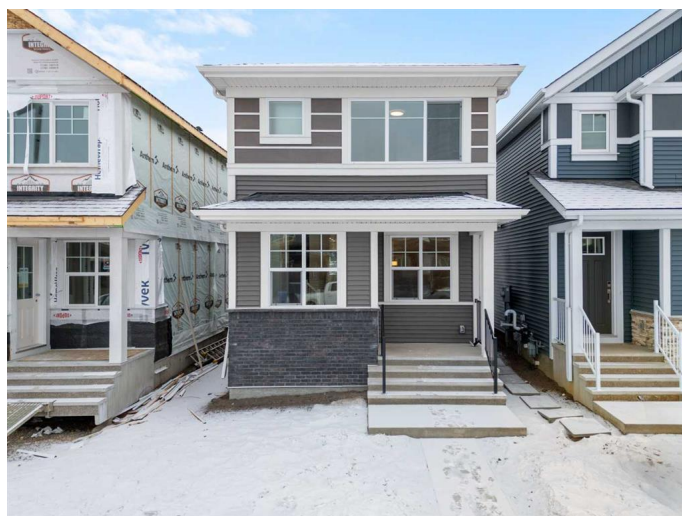
\$649,900

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 | 43 |
| Zoning | R-Gm |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.