



**170 Creekside Drive SW
Calgary, Alberta**

MLS # A2287605



\$689,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,789 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Baseboard, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Suite Appliances: Dishwasher, Dryer, Electric Range, Microwave and hood fan, Refrigerator, Washer, and window coverings

Welcome to this stunning Dove II Duplex Floor Plan by Truman Homes! This beautifully designed 2-storey side-by-side| 1,788.61 sq ft of thoughtfully planned living space| Complete with a legal basement suite| 4 bedrooms| 3 full baths/1 half bath| 9 ft ceilings| Double detached garage| Paved back lane| This home blends style, function, and flexibility. An incredible layout for investors and homeowners alike — live comfortably on the upper two levels while generating rental income from the legal suite or create the perfect multi-generational setup with space for extended family. The possibilities are endless. Inside, you’ll find luxury vinyl flooring throughout most of the home, floor-to-ceiling cabinetry, quartz countertops, and soft-close doors and drawers, all combining elegance with everyday practicality. Aluminum-clad, low-maintenance dual-pane windows enhance efficiency and durability. Comfort is top of mind with a high-efficiency gas furnace, General Aire drip humidifier, and heat recovery ventilator. Enjoy outdoor living with two gas barbecue lines — one on the upper deck and one conveniently located for the lower suite occupant. Bright, beautiful, and exceptionally functional on every level, this home truly stands out. The legal suite is one of the most spacious and well-designed layouts available, offering both comfort and privacy. The utility room is separately positioned and shared between tenants for easy access. The double detached garage also features added storage with built-in shelving along one side. A rare opportunity that perfectly balances modern design, income potential, and everyday livability!