



GRASSROOTS
REALTY GROUP

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54 Creekview Avenue
Calgary, Alberta

MLS # A2306071



\$559,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,721 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Tentative possession of July 2026! Bright & open semi-detached home by Cedarglen Homes. 1,722 sq. Ft of living space, including 3 bedrooms, 2.5 bathrooms, main floor flex room, bonus room, upper laundry, & mud room w/ bench & coat hooks. Kitchen features quartz countertops, full height cabinets & tile backsplash, chimney hood fan built-in microwave layout, gas line, & waterline. Full height tile in showers. Side entrance, rough ins, 2 windows, & 8'9" ceiling height in basement. James Hardie fiber cement paneling, full width concrete front veranda, wood deck w/ BBQ line, & 20'x20' gravel parking pad. Energy efficient triple pane windows, tankless water heater, & R-50 attic insulation. Photos are representative.