



602, 335 Creekside Boulevard SW
Calgary, Alberta

MLS # A2307413



\$480,000

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,671 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: None

Welcome to this almost 1,700 SF Townhome in Pine Creek! The unit is competitively priced for discerning investors and first time home buyers. Built in 2024, 3-storey townhouse with modern appliances, open plan living space and located close to lots of amenities in SW Calgary. The house features, Spacious Layout: 4 good size bedrooms and 2.5 bathrooms; and Convenience: Double attached heated garage. Inside, the townhouse spans three meticulously designed levels: Main Level features a versatile full bedroom that can also serve as an office, with direct access to the attached garage; the Middle Level has an open-concept entertainer's dream. The kitchen is equipped with quartz countertops, a double island, stainless steel appliances, extensive cabinetry, and a pantry. A sizable balcony with a BBQ gas line extends the living space outdoors. On the top level, you are greeted with a peaceful retreat with 3 additional bedrooms and 2 full bathrooms. The primary suite includes a walk-in closet and a private ensuite. Side-by-side laundry facilities add to the convenience of this level. Pine Creek is a burgeoning community that provides exceptional connectivity and amenities. Residents enjoy easy access to grocery stores, shops, restaurants, and entertainment at Shawnessy Village, Silverado Shopping Center, and the 60-acre Township Strip Mall on 210th Ave. The natural beauty of the foothills is nearby, complemented by efficient travel links via Stoney Trail, Macleod Trail, and the Somerset / Bridlewood LRT station.