



GRASSROOTS
REALTY GROUP

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86 Creekview Avenue
Calgary, Alberta

MLS # A2322747



\$572,250

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,696 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		

Heating:	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:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Delta II by Shane Homes, located in the desirable SW community of Creekview with quick access to McLeod Trail and Stoney Trail for easy commuting. This 3-bedroom, 2.5-bath duplex is currently under construction and offers a well-designed layout that balances everyday comfort with modern functionality. The open-concept main floor is ideal for both daily living and entertaining, featuring a rear kitchen with gas range, walk-in pantry, bright dining nook, spacious family room, and a convenient half bath. Step outside and enjoy added convenience with a gas line to the BBQ, perfect for summer evenings. Upstairs, a bonus family room provides flexible living space, along with upper-floor laundry and three bedrooms. The owner's bedroom features a walk-in closet and a private 4-piece ensuite, creating a comfortable retreat. The unfinished basement includes rough-ins and offers the opportunity to finish through the builder. Built by Shane Homes. Photos are for illustrative purposes.