



**GRASSROOTS**

REALTY GROUP

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802, 335 Creekside Boulevard SW  
Calgary, Alberta

MLS # A2324316



**\$469,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

Welcome to this beautifully maintained, newer fully finished townhome offering the perfect blend of style, comfort, and value. Featuring 4 spacious bedrooms and 2.5 bathrooms, this home boasts a bright open-concept floor plan designed for modern living and effortless entertaining. The main level showcases contemporary finishes, neutral d&eacute;cor, and a functional layout that seamlessly connects the kitchen, dining, and living areas. Upstairs, you'll find generously sized bedrooms, while the fully finished lower level provides additional living space with a fourth bedroom&mdash;ideal for guests, a home office, or growing families. Enjoy the convenience of a double attached garage, plenty of storage, and the peace of mind that comes with a newer home. Low condo fees make ownership even more affordable, offering exceptional value without compromising on lifestyle. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this move-in-ready townhome checks all the boxes. Don't miss your chance to make it yours!