



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

89 & 93 Creekstone Drive SW
Calgary, Alberta

MLS # A2230790



\$1,399,900

Division:	Pine Creek		
Type:	Multi-Family/4 plex		
Style:	2 Storey, Attached-Side by Side		
Size:	3,272 sq.ft.	Age:	2021 (4 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Garage Faces Rear, Quad or More Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement suites: fridge, stove, dishwasher, washer, dryer, microwave/hoodfan, window coverings

Prime not-to-miss investment opportunity in this legal fourplex in the Creekstone area of the popular Southwest Calgary neighbourhood of Pine Creek. Live in 1 unit & rent out the other 3, or rent out all 4…each side of this two storey property has vinyl plank floors & quartz counters, 3.5 bathrooms & 4 bedrooms, detached 2 car garage & big backyard with deck. The upper level units (main & 2nd floors) have fantastic open concept designs with large living rooms with East-facing windows, spacious dining rooms with West-facing windows & sleek kitchens with subway tile backsplash, oversized centre islands & Whirlpool stainless steel appliances including gas stoves. There are 3 bedrooms & 2 full bathrooms on the 2nd floors, & features primary bedrooms with recessed ceilings, walk-in closets & ensuites with quartz-topped double vanities. Between the bedrooms are cozy lofts with recessed ceilings & laundry closets with Whirlpool washers & dryers. The legal 1 bedroom basement suites – with separate entrances, have large kitchens with stainless steel appliances & quartz counters, great-sized rec rooms, full bathrooms & laundry with stacking washer/dryer. The upper level units have decks with gas BBQ lines, & each side has a detached 2 car garage. Prime location with quick easy access to both Stoney & Macleod Trails, just minutes to Spruce Meadows & Shawnessy Towne Centre, Fish Creek Park & Sikome Lake, South Health Campus & downtown.