



**GRASSROOTS**  
REALTY GROUP

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**217 Creekside Boulevard SW**  
**Calgary, Alberta**

**MLS # A2260275**



**\$699,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

<b>Inclusions:</b>	None
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Nested in the prestigious Pine creek Community is this appointed, well maintained 2022 built 1576 sq ft duplex with a LEGAL BASEMENT SUITE. This is an income cash flowing property for investors and a perfect pick for first time home buyers with mortgage support basement suite. Enter into the large kitchen, pantry and living area with so much upgrade and beautiful designs. Going up the stairs is a massive primary bedroom that comes with a walk in closet and an ensuite bathroom. You will also find two other good size bedrooms with upstairs laundry. The basement comes with a 1 bedroom legal suite, second kitchen, laundry and separate furnace.