



**120 Creek Gardens Place NW
Airdrie, Alberta**

MLS # A2290243



\$470,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	864 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Welcome to 120 Creek Gardens Place NW in Airdrie, a well maintained and updated property that presents an exceptional opportunity for both homeowners and savvy investors. With recent upgrades including an updated roof, central air conditioning, newer flooring, fresh paint, and modern lighting, this home offers a clean, move in ready interior with long term value. The main level features a bright living room, functional kitchen and dining area, two bedrooms, and a full bathroom, creating an ideal space to comfortably live upstairs. The fully developed basement includes an additional bedroom, full bathroom, kitchen, spacious recreation area, and separate laundry, providing excellent flexibility as an illegal suite. This layout makes it a strong investment property, allowing you to live on the main floor while generating rental income from the basement to help offset your mortgage, or operate it as a cash flowing revenue property. Additional highlights include a single attached garage, front driveway parking, a rear parking pad for extra vehicle or tenant parking, and a quiet location close to schools, parks, shopping, and transit. This is a smart buy for anyone looking to combine home ownership with income potential and long term upside.