



**18 Creekview Avenue SW  
Calgary, Alberta**

**MLS # A2292621**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TDV
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

The Delta II by Shane Homes | Tentative Completion Oct / Nov Welcome to Creekview, a desirable SW Calgary community with quick access to MacLeod Trail and Stoney Trail, making commuting simple and convenient. This pre-construction 3-bedroom, 2.5-bath duplex offers a thoughtfully designed layout ideal for modern living. The open-concept main floor features a stylish rear kitchen, walk-in pantry, bright dining area, spacious family room, and a convenient half bath. Upstairs includes a versatile bonus room, upper-floor laundry, and three bedrooms. The owner's bedroom features a walk-in closet and private 4-piece ensuite. The home also includes a separate side entrance and an unfinished basement with rough-ins, offering great potential for future development. Built by Shane Homes. Photos are for illustrative purposes.