



120 Creek Gardens Place NW
Airdrie, Alberta

MLS # A2294259



\$450,000

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 thoughtfully updated bi level home offering exceptional flexibility for both homeowners and investors. Priced at \$450,000, this property is perfectly suited for young families, first time buyers, or those looking to offset their mortgage with additional income. Recent upgrades including a newer roof, central air conditioning, updated flooring, fresh paint, and modern lighting create a clean, move in ready interior with long term value and minimal immediate upkeep. The main level features a bright and functional layout with a spacious living room, a well designed kitchen and dining area, two comfortable bedrooms, and a full bathroom, making it ideal for everyday family living. The fully developed basement offers incredible versatility with an additional bedroom, full bathroom, second kitchen, spacious recreation area, and separate laundry. Whether used as an illegal suite for rental income, a private space for extended family, or a work from home setup, this lower level significantly enhances the home's overall functionality and earning potential. Outside, the property continues to deliver with a single attached garage, front driveway parking, and a rear parking pad, providing ample space for multiple vehicles or tenants. The location is equally appealing, situated on a quiet street close to schools, parks, shopping, and transit, offering a strong sense of community while maintaining convenient access to everyday amenities and commuting routes. For buyers seeking a balance between affordability, space, and long term upside, this property presents a rare opportunity to step into homeownership while building equity and generating income in one of Airdrie's most accessible and family friendly neighborhoods.