



GRASSROOTS
REALTY GROUP

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21498 Sheriff King Street SW
Calgary, Alberta

MLS # A2213017



\$649,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,613 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Homeowners and investors! Look no further! Here's your opportunity to acquire a brand-new Shane Homes built semi-detached in Calgary's growing community of Pine Creek. This property features a spacious 3-bedroom, 2.5-bathroom, 2-storey layout with a legal 1 bedroom basement suite, offering two self-contained rental units. Each unit includes open-concept main floors, spacious kitchens, upper-level laundry, side entries to basement suites featuring in-suite laundry, and separate furnaces for each suite. The mechanical rooms are also located in a common area allowing both up/down units easy access if needed. Located minutes from Macleod Trail, major retail, and upcoming amenities, this is a prime opportunity to own a legal semi-detached property in a growing SW community.