

# \$665,000 - 193 Creekside Drive Sw, Calgary

MLS® #A2258533

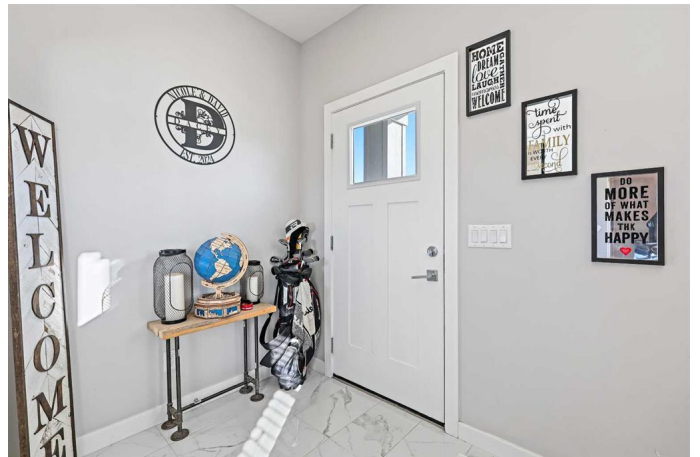
**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,630 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

INVESTOR ALERT! Legal Suited Duplex in a prime location across from shopping center and steps to park. Instant add to your portfolio and instant rental income with upper floor tenants in place! Basement is currently vacant and move in ready! Great opportunity to live for basically free. This attached home features over 2300 sq ft of developed space and high end finishings throughout. As you enter the open concept floorplan you are greeted by luxury vinyl plank flooring throughout the large living room/dining room. Gorgeous kitchen with custom cabinetry, upgraded stainless steel appliances, tile backsplash, large center island, and access door to back deck. Head upstairs to the central bonus room which makes a great kids play area/TV room. Spacious master bedroom with walk-in closet and ensuite bathroom with tile flooring, quartz counters and walk-in shower. Good sized 2nd and 3rd bedrooms with another adjoining full 4-piece bathroom and convenient upper floor laundry complete this well laid out upper floor. Head down to the fully finished legal basement suite with vinyl plank in the living room/dining room. Another stunning kitchen finished to the same quality of the main floor! Spacious bedroom with walk-in closet, adjoining 4-piece bathroom, and separate full-size front-loading laundry. Fully fenced and landscaped backyard and a double detached garage. This great opportunity is in a location that offers quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney



Trail. A perfect blend of quality, functionality, and income potential in one of Calgary's newest communities.

Built in 2021

### Essential Information

MLS® #	A2258533
Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,630
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	193 Creekside Drive Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4X7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 30th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.