

# \$616,900 - 838 Creekside Boulevard Sw, Calgary

MLS® #A2222964

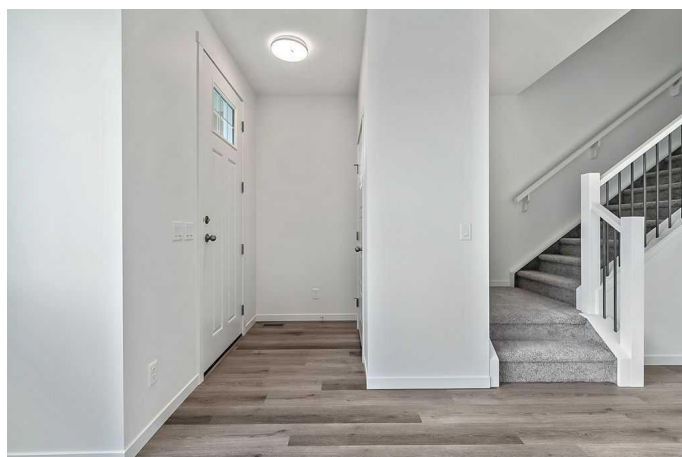
**\$616,900**

3 Bedroom, 3.00 Bathroom, 1,654 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

This thoughtfully designed 1,654 sq ft home offers unbeatable value with a bright, open-concept layout, clean lines, and a south-facing backyard that fills the space with natural light. The rear kitchen is the heart of the home, featuring modern finishes, quality cabinetry, and a seamless connection to the dining and living areas - perfect for everything from everyday meals to weekend entertaining. Upstairs, the central bonus room creates a flexible space for movie nights, homework, or just relaxing. The spacious primary suite includes a walk-in closet and a private ensuite, while two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper floor. The basement awaits your ideas, and a full builder warranty offers peace of mind. Located in Calgary's southwest, Pine Creek is a community that brings nature and convenience together. With scenic walking paths, parks, and quick access to schools, shopping, and major roads, it's an ideal place to build your lifestyle and feel at home. (Images are of home with a similar layout and do not reflect the exact home for sale.)



Built in 2025

## Essential Information

MLS® #                      A2222964

Price                        \$616,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,654
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	838 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5H2

### Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	77
Zoning	R-Gm

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.