

# \$619,900 - 756 Creekside Boulevard Sw, Calgary

MLS® #A2204592

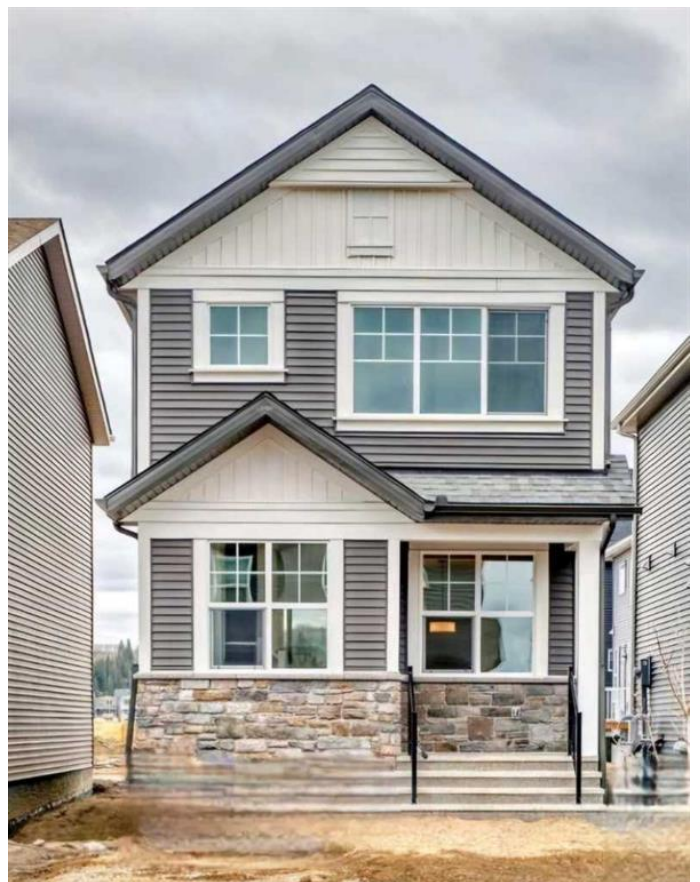
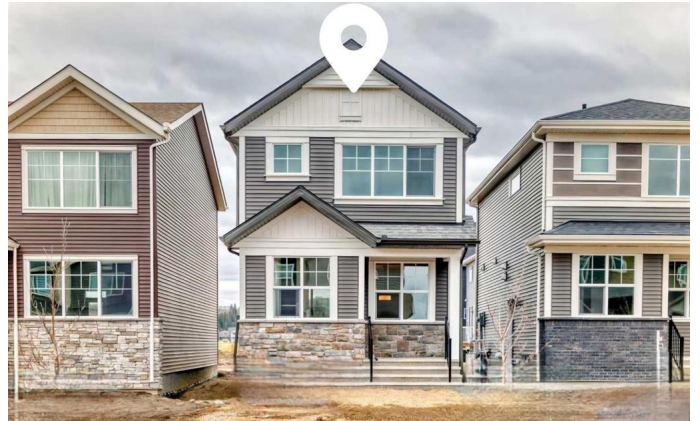
**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,363 sqft  
Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

**\*\*OPEN HOUSE April 5th & 6th (Sat & Sun)**

**1-4pm\*\*** Welcome to this pristine, never lived-in home that's ready for you to move in and make your own! Situated in the growing and vibrant community of Pine Creek SW Calgary, this bright and modern 3-bedroom, 2.5-bathroom home features a spacious open-concept design with soaring 9-ft ceilings, creating a welcoming and airy atmosphere. The home is upgraded with luxury vinyl plank flooring throughout including the stairs and upper level -- **\*\*no carpet in sight\*\***, offering a polished, low maintenance living experience. The modern kitchen boasts sleek stainless steel appliances with a gas stove and a chimney hood fan. Quartz countertops and a large island are perfect for casual dining and meal prep. Ample storage with the lovely full-height two-tone cabinetry and pantry. Upstairs, you'll find a spacious primary bedroom with a large walk-in closet and a 3-piece ensuite with a walk-in shower. The two additional bedrooms are good-sized, and there's a convenient upstairs laundry room with tiled flooring. Both bathrooms on this level boast stylish ceramic tile flooring and shower walls, adding both sophistication and durability. A sizable linen closet for extra storage completes the upper level. Plus, enjoy the added convenience of a separate side entry leading directly to the unfinished basement -- offering endless possibilities for customization, whether it's additional living space, a suite, or storage. Enjoy outdoor living



with a sunny, south-facing backyard, perfect for entertaining, relaxing, and soaking up the sun. Conveniently located just a few minutes from parks, playgrounds, walking trails, schools, dining, shopping, and with the upcoming City of Calgary's new sports and recreational facility and a public library, there's even more to look forward to in this vibrant community! With easy access to McLeod and Stoney Trails, connecting and getting around the city is a breeze! This beautiful home comes with **\*\*full builder warranties\*\*** -- you can buy with confidence! Schedule your viewing today!

Built in 2025

### **Essential Information**

MLS® #	A2204592
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

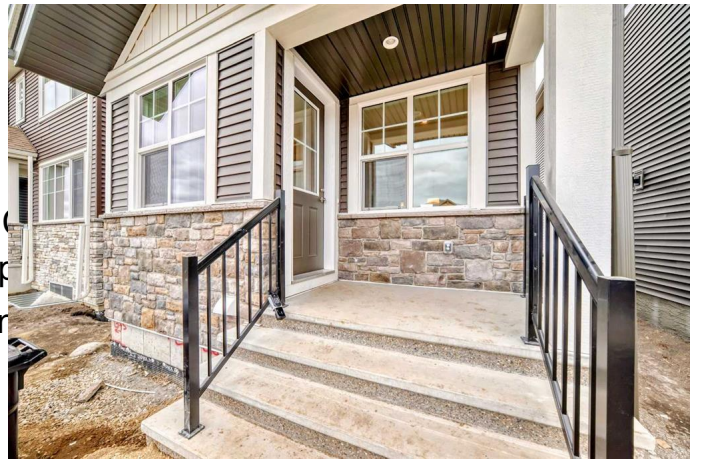
Address	756 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5H3

### **Amenities**

Parking Spaces 2  
Parking Off Street, Parking Pad

### Interior

Interior Features Bathroom Rough-in, High Ceilings, Kitchen, Pantry, Quartz Counters, Separate Living Area  
Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished



### Exterior

Exterior Features BBQ gas line, Private Entrance  
Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 9  
Zoning R-Gm

### Listing Details

Listing Office MaxWell Canyon Creek

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.