

# \$530,000 - 602, 335 Creekside Boulevard Sw, Calgary

MLS® #A2121072

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.00 Acres

Pine Creek, Calgary, Alberta

Welcome to Unit #602 at Pine Creek Towns, a standout opportunity for first-time homebuyers or investors seeking modern living in Calgary's vibrant South West. This brand-new, ready-to-move-in 3-storey townhouse boasts 1662 Sq. Ft. of meticulously designed space, complete with 4 bedrooms, 2.5 bathrooms, and a double attached heated garage. Conveniently located across from visitor parking and near established retail amenities, this unit promises low monthly maintenance fees within a burgeoning community. Pine Creek Towns sits as a beacon of development, offering residents not only a place to call home but also easy access to grocery stores, shops, restaurants, and entertainment at Shawnessy Village, Silverado Shopping Center, and the forthcoming 60-acre Township project along 210th Ave. The natural beauty of the foothills is just a stone's throw away, with efficient travel links through Calgary's Ring Road, Macleod Trail, and the Somerset / Bridlewood LRT station further enhancing your living experience. Inside, the townhouse unfolds across three levels: the main level features a versatile full bedroom/office and a garage ensuring direct access to your home; the middle level captivates with its open-concept living area, a kitchen adorned with quartz countertops, a double island, stainless steel appliances, extensive cabinetry, and a pantry, complemented by a sizable balcony with a BBQ gas line; the upper level offers tranquility with 3 bedrooms, 2 full bathrooms, including a



primary suite with a walk-in closet and ensuite, alongside the convenience of side-by-side laundry.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2121072      |
| Price          | \$530,000     |
| Sold Price     | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,662         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 602, 335 Creekside Boulevard Sw |
| Subdivision | Pine Creek                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2X5L1                          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                              |

|          |            |
|----------|------------|
| Heating  | Forced Air |
| Cooling  | None       |
| Basement | None       |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Lot Description   | Back Lane           |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2024 |
| Date Sold      | June 15th, 2024 |
| Days on Market | 67              |
| Zoning         | M-G             |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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