

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

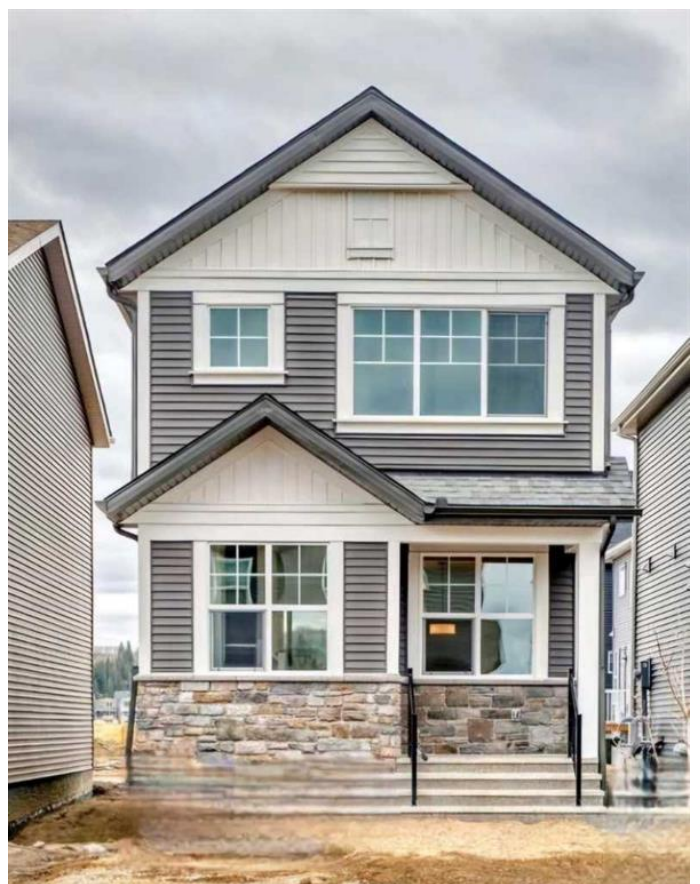
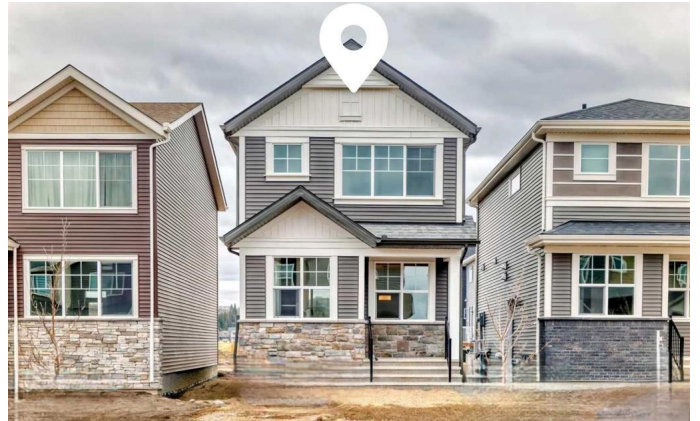
MLS® #A2204592

**\$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**

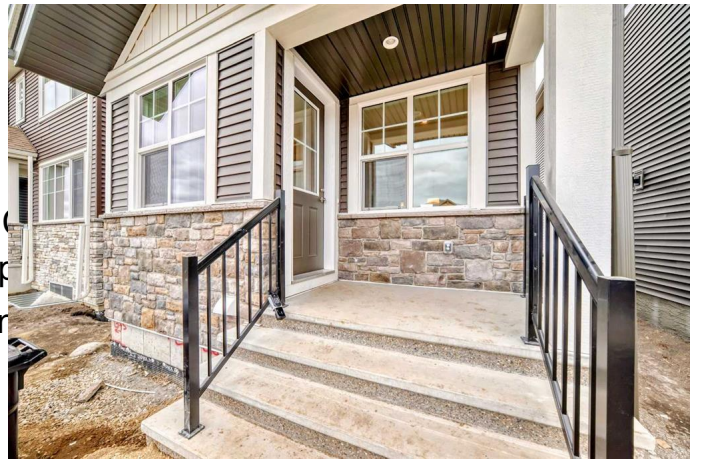
|             |                            |
|-------------|----------------------------|
| Address     | 756 Creekside Boulevard Sw |
| Subdivision | Pine Creek                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| 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 6  
Zoning R-Gm

### Listing Details

Listing Office MaxWell Canyon Creek

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