

# \$665,000 - 53 Creekstone Drive Sw, Calgary

MLS® #A2230445

**\$665,000**

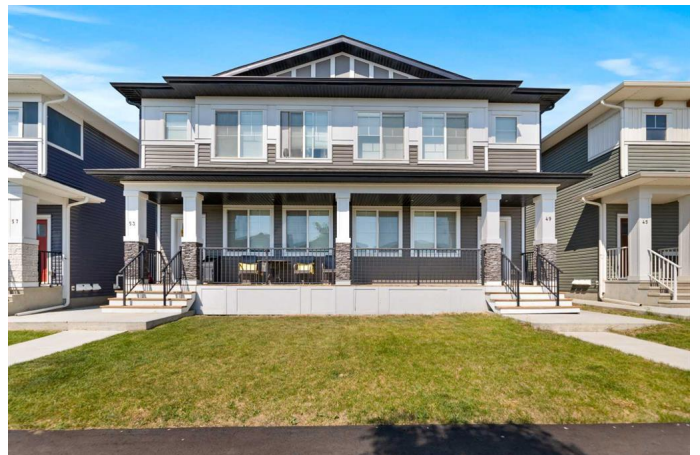
4 Bedroom, 4.00 Bathroom, 1,647 sqft

Residential on 0.07 Acres

Pine Creek, Calgary, Alberta

Located in the up-and-coming community of Creekstone in Pine Creek, this stylish half duplex combines modern living with smart investment potential. The property includes a fully legal 1-bedroom basement suite, making it an ideal choice for rental income or extended family living.

The main home spans two levels and offers a thoughtfully designed layout featuring 3 bedrooms, 2.5 bathrooms, and both a family room and a bonus room. The heart of the home is a contemporary kitchen with upscale finishes including a gas range, stone countertops, and ceiling-height, soft-close cabinetry. A large dining area, mudroom, and powder room complete the main floor. Upstairs, the primary suite is a true retreat with a walk-in closet, and an elegant ensuite that boasts a deep soaker tub. Two additional bedrooms, a full bath, and upstairs laundry offer both function and flexibility. Downstairs, the legal suite impresses with 9' ceilings, big windows, and premium touches like designer tile, wide plank flooring, and LED pot lighting. Upper unit will be vacant as of November 1, lower unit is rented with longterm tenants until July 2026. Surrounded by natural green spaces and future amenities, such as a school within walking distance. This home is a great opportunity to have a secured mortgage helper in the basement, or as a turn key rental property. Located in a fast-growing neighborhood in the most sought after SW



quadrant in Calgary!

Built in 2021

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2230445               |
| Price          | \$665,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,647                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 53 Creekstone Drive Sw |
| Subdivision | Pine Creek             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4Y2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Double Vanity |
| Appliances        | Dishwasher, Refrigerator, Dryer, Gas Stove, Microwave Hood Fan, Washer           |
| Heating           | Forced Air, Natural Gas                                                          |

|              |                       |
|--------------|-----------------------|
| Cooling      | None                  |
| Has Basement | Yes                   |
| Basement     | Finished, Full, Suite |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Back Lane, Lawn, Level                    |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame, Concrete, Stone |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 116             |
| Zoning         | R-Gm            |

## Listing Details

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

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