



THE
A-TEAM

**RE/MAX
FIRST**

335 CREEKSIDE Boulevard #802, Calgary T2X 5L1

MLS®#: **A2118245** Area: **Pine Creek** Listing **03/29/24** List Price: **\$529,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$5k, 24-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **672 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,642**
 Low Sqft:
 Ttl Sqft: **1,642**

DOM

51
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached, Garage Door Opener, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Awning(s), Balcony**

Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 8`6"
Living Room	Main	15`0" x 12`0"
Laundry	Upper	6`0" x 4`0"
Bedroom	Upper	10`6" x 10`0"
Bedroom	Lower	9`8" x 9`0"
4pc Ensuite bath	Upper	8`4" x 5`0"

Room	Level	Dimensions
Dining Room	Main	13`4" x 9`2"
Balcony	Main	19`4" x 7`6"
Bedroom - Primary	Upper	12`0" x 11`6"
Bedroom	Upper	10`0" x 9`6"
2pc Bathroom	Main	5`8" x 5`4"
4pc Bathroom	Upper	8`0" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$263

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2312500**

Remarks

Pub Rmks: **Brand new modern townhouse in Pinecreek Calgary! Enter the front door and head up the stairs to reach the bright and open main area, where you'll find a spacious modern kitchen equipped with stainless steel appliances, a large island, and plenty of cupboard storage. On one side of the kitchen, a spacious dining room filled with natural light, while on the other side, a cozy living room provides access to the sizable balcony. A convenient 2 piece bathroom completes this main floor. Heading up the stairs, you'll first find the laundry area, before reaching the primary bedroom which features a walk-in closet and 4 piece ensuite. 2 more bright bedrooms sit on the upper level, which also houses a 4 piece bathroom, making this home suitable for a family. The final bedroom sits on the lower level near the main entrance and double attached garage - which ensures your vehicle will remain secure and snow free year round. This property is brand new and has never been lived in, meaning you won't have to worry about maintenance or repairs for a very long time. As both unit 802, and the adjacent unit, 801 are for sale, this could be a unique opportunity for you and a loved one or friend to purchase side by side units. Be one of the first to call this new community home. Book a showing today!**

Inclusions: **n/a**
Property Listed By: **Coldwell Banker Mountain Central**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









