



THE
A-TEAM

**RE/MAX
FIRST**

335 CREEKSIDE Boulevard #602, Calgary T2X5L1

MLS® #: **A2121072**

Area: **Pine Creek**

Listing Date: **04/06/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2024

Finished Floor Area

Abv Sqft:

1,662

Low Sqft:

Ttl Sqft:

1,662

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

43

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)

Int Feat:

Breakfast Bar,Kitchen Island,Open Floorplan,Recessed Lighting,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Foyer

Lower

6`11" x 4`7"

Furnace/Utility Room

Lower

8`10" x 3`6"

Kitchen

Main

12`0" x 9`0"

2pc Bathroom

Main

9`2" x 5`4"

Walk-In Closet

Upper

6`5" x 4`5"

Bedroom

Upper

9`10" x 9`3"

Laundry

Upper

6`1" x 4`3"

Room

Level

Dimensions

Den

Lower

4`4" x 3`10"

Living Room

Main

14`11" x 11`2"

Dining Room

Main

13`3" x 10`2"

Bedroom - Primary

Upper

11`10" x 10`3"

4pc Ensuite bath

Upper

8`4" x 4`11"

Bedroom

Upper

9`10" x 9`6"

4pc Bathroom

Upper

7`11" x 5`5"

Mud Room	Main	4`4" x 3`10"	Legal/Tax/Financial
Condo Fee: \$263		Title: Fee Simple Fee Freq: Monthly	Zoning: M-G
Legal Desc:	2312500	Remarks	
Pub Rmks:	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.		
Inclusions:	n/a		
Property Listed By:	eXp Realty		

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









