



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**335 CREEKSIDE Boulevard #203, Calgary T2X 5L1**

MLS® #: **A2125264**

Area: **Pine Creek**

Listing Date: **04/25/24**

List Price: **\$519,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Finished Floor Area

Abv Sqft:

**1,668**

Low Sqft:

Ttl Sqft:

**1,668**

Lot Sz Ar:

Lot Shape:

DOM

**24**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Composite Siding,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

**Quartz Counters,See Remarks,Vinyl Windows**

Utilities:

Room Information

Room

**3pc Bathroom**

**2pc Bathroom**

**Bedroom**

**Bedroom**

Level

**Second**

**Main**

**Second**

**Lower**

Dimensions

**0`0" x 0`0"**

**0`0" x 0`0"**

**9`6" x 9`9"**

**9`6" x 9`1"**

Room

**3pc Ensuite bath**

**Bedroom - Primary**

**Bedroom**

Level

**Second**

**Second**

**Second**

Dimensions

**0`0" x 0`0"**

**10`5" x 11`11"**

**9`5" x 9`9"**

Legal/Tax/Financial

Condo Fee:

**\$263**

Title:

**Fee Simple**

Zoning:

**M-G**

Fee Freq:  
**Monthly**

Legal Desc: **2312500**

Remarks

Pub Rmks: **Welcome home to this beautiful Brand New TH , located in the friendly new neighborhood of Pine Creek in SW Calgary. Perfectly positioned in front of a future community centre, this 2 story townhouse brings 4 possible bedroom options to your home. This ideal layout allows an opportunity to run your business in the home on a separate level. At the top of the stairs, a half bath is strategically located away from the kitchen. As soon as you enter the 2nd floor you will be flooded with sun light. Generous dining space, off to the side wall is a double door pantry with ample storage and shelving. The kitchen looks over the living space out onto the balcony where you can hang out in the summer. The kitchen island is all storage and can fit a few bar stools. Upstairs you will have two bedrooms that can fit a queen bed and have a shared bathroom. The Primary bedroom can fit a king bed and is complimented by an ensuite and modest walk in closet. Upstairs laundry is a great perk in this home. This home is accompanied by a 2 car attached garage that has water run to hose off your cars. This home will work for a variety of families and individuals. Please call your favorite realtor today and view this beautiful TH.**

Inclusions:  
Property Listed By: **None  
Grand Realty**

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











