

31 Creekside Grove SW
Calgary, Alberta

MLS # A2226467



\$839,900

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|-----------|--|--------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,776 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Corner Lot, Irregular Lot | | |

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|-------------|---|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: 2nd Refrigerator, 2nd Dishwasher

31 Creekside Grove SW—an exceptional two-storey home on a spacious corner lot in the sought-after community of Pine Creek. This beautifully upgraded property features a legal basement suite with a fixed-term lease in place, offering immediate rental income and long-term flexibility. From the moment you arrive, you'll notice the pride of ownership and thoughtful design throughout. The open-concept main floor is flooded with natural light and features high-end finishes, including granite countertops, stainless steel appliances, a gas stove, custom cabinetry, and a central island perfect for entertaining. The spacious living room includes an electric fireplace and large windows that frame the landscaped yard. Upstairs, enjoy a bright bonus room, laundry, and three well-sized bedrooms, including a primary retreat with a walk-in closet and 4-piece ensuite. The legal 1-bedroom basement suite has a private side entrance and is fully equipped with its own kitchen, laundry, full bath, and electric stove. The suite is currently leased at \$1,000/month until October 31, 2025, making this home ideal for investors or buyers looking for mortgage support. Step outside and enjoy the fully finished, low-maintenance landscaping. The front yard features clean, maintenance-free gravel, while the backyard is fully fenced and includes a beautiful rear deck, perfect for relaxing or entertaining. Additional highlights include in-unit laundry on both levels, a double attached garage, driveway parking, and a location that offers quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney Trail. A perfect blend of quality, functionality, and income potential—don't miss this exceptional opportunity in one of Calgary's most desirable new communities.