

# **\$539,900 - 1133 Creekside Boulevard Sw, Calgary**

MLS® #A2211770

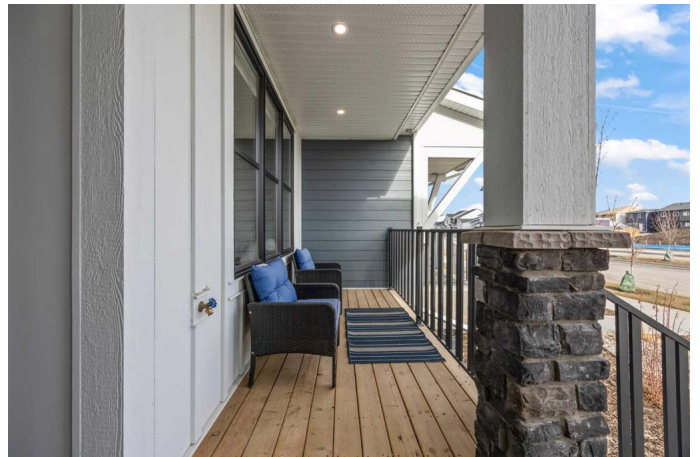
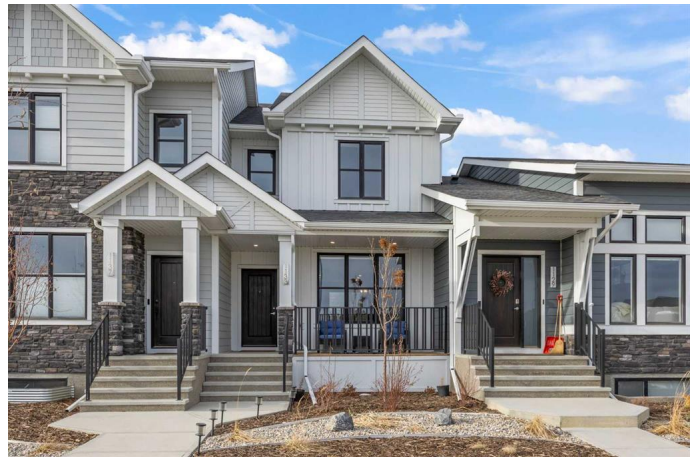
**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.04 Acres

Pine Creek, Calgary, Alberta

Welcome to this beautiful and modern home located in the community of Sirocco in Pine Creek, where luxury meets lifestyle and convenience. Perfectly positioned right in front of a large park and expansive green space, this home offers stunning views and a peaceful setting you can enjoy every day from the spacious front porch—an ideal spot for morning coffee or relaxing in the evening while taking in the sunset. The home features a double detached garage, a fully landscaped and fenced backyard, and a concrete patio, making outdoor living both private and enjoyable. Inside, the main floor welcomes you with a bright, open-concept layout that combines comfort and function. The cozy living room is highlighted by a large window and elegant electric fireplace, while the central dining area seamlessly connects to a fully upgraded kitchen at the rear of the home. This modern kitchen boasts stainless steel appliances including a gas range, chimney hood fan, built-in microwave, quartz countertops, a central island for added convenience and storage, and full-height cabinets for a sleek, contemporary look. Upstairs, the unique layout features two spacious bedrooms—each with its own private ensuite, ideal for guests or roommates—with the primary ensuite offering a large vanity with quartz countertop and a tiled shower. A dedicated upper-floor laundry adds practicality and ease to your daily routine. The unfinished basement provides



future potential for a third bedroom, an additional bathroom, and a recreation room to suit your needs. Located just a short walk from a future school site, an existing commercial and professional plaza, and with quick access to nearby ponds, green spaces, and a future C-Train stop, this home truly combines modern living with unmatched convenience. With less traffic, proximity to a nearby golf course, and the charm of a developing upscale neighborhood, this is your opportunity to settle into a welcoming, family-friendly community designed for both relaxation and connection.

Built in 2023

**Essential Information**

MLS® #	A2211770
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1133 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5K5

**Amenities**

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

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Solutions
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