

# \$523,125 - 166 Creekview Gardens Sw, Calgary

MLS® #A2215819

**\$523,125**

3 Bedroom, 3.00 Bathroom, 1,645 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

. Huge price reduction. Quick possession. NEVER LIVED IN HOME home, 3 bedrooms, 2.5 baths, on a quiet street. Open concept floor plan, Flex Room, Upper floor laundry, Great elevation/exterior, side entrance to lower level.

Quartz countertops, Stainless steel appliances, Spacious front porch, side entrance, to lower level,. Zoned for a basement suite. 1645 sq. ft of living space. Open concept Living/Dining/Kitchen perfect for entertaining or family gatherings. Stylish/ low maintenance LVP Flooring . On the main floor, Kitchen has Stainless Steel Appliances, Quartz countertops and a large window overlooking the rear yard with laneway, side yard is unusually, large plenty of space between you and neighbors, 2 piece bath and large pantry. Stairway has a large window letting in lots of light. At the top of the stairs is a good size flex room separating the primary suite from the other 2 bedrooms. Primary suite has good size walk-in closet with two tier shelving, Ensuite bath has a window, and a large shower with seating,, quartz counter tops. Two additional bedrooms on this floor and an upper floor laundry. All closet's have double racking for more capacity. Lower level is ready for your development, has a separate entrance and a large side yard. Rear yard is south facing, there is a rear lane and plenty of room to build an oversized garage, Zoning allows, up to over 700 sq. ft. in the future. Steps from walking paths and properties



valued at 1.14 m. New tot park just steps away. The builder Shane Homes has sold out of this VERY POPULAR Cascade Floor plan in this subdivision.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215819               |
| Price          | \$523,125              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,645                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 166 Creekview Gardens Sw |
| Subdivision | Pine Creek               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5X8                  |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Pantry, Smart Home |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove,                                                                          |

|              |                                  |
|--------------|----------------------------------|
|              | Humidifier, Washer/Dryer Stacked |
| Heating      | Forced Air, Natural Gas          |
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Full                             |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                        |
| Lot Description   | Back Lane, Irregular Lot, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 186              |
| Zoning         | R-GM             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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