

**31 Creekside Grove SW**  
**Calgary, Alberta**

**MLS # A2226467**



**\$819,900**

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

|                    |                                                                   |                   |     |
|--------------------|-------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Suite, Walk-Up To Grade                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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.