

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

MLS® #A2211770

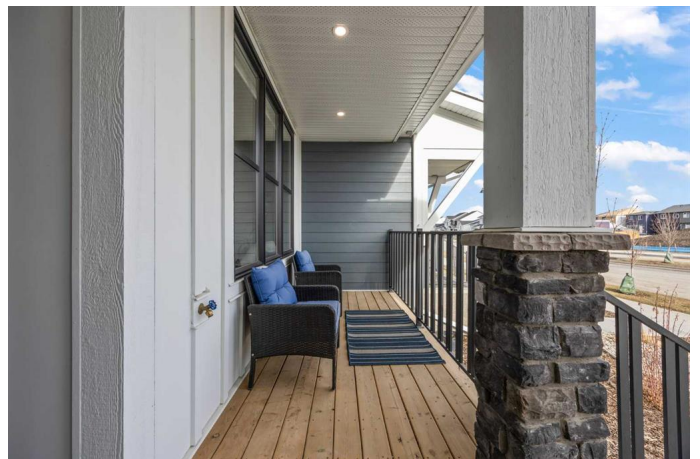
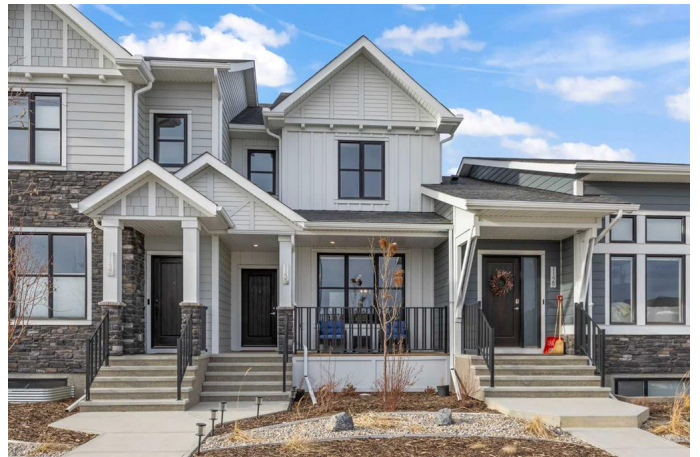
**\$539,900**

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 | 18               |
| Zoning         | R-G              |
| HOA Fees       | 150              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.