

\$819,900 - 31 Creekside Grove Sw, Calgary

MLS® #A2226467

\$819,900

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.11 Acres

Pine Creek, Calgary, Alberta

31 Creekside Grove SW is 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 potentialâ€”donâ€™t miss this exceptional opportunity in one of Calgaryâ€™s most desirable new communities.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226467 |
| Price | \$819,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,776 |
| Acres | 0.11 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 31 Creekside Grove Sw |
| Subdivision | Pine Creek |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4A8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description | Corner Lot, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 1st, 2025 |
| Days on Market | 90 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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