

# \$839,900 - 31 Creekside Grove Sw, Calgary

MLS® #A2226467

**\$839,900**

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.11 Acres

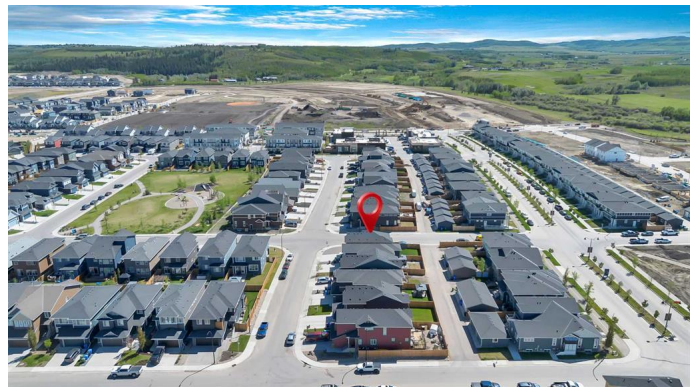
Pine Creek, Calgary, Alberta

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 potential—don’t miss this exceptional opportunity in one of Calgary’s most desirable new communities.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226467    |
| Price          | \$839,900   |
| 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 Entrance, Private Yard |
| 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 | 14             |
| Zoning         | R-G            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.