

# \$625,000 - 154 Creekside Drive Sw, Calgary

MLS® #A2259361

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,453 sqft

Residential on 0.07 Acres

Pine Creek, Calgary, Alberta

This semi-detached home is purpose-built for strong rental potential in one of Calgary's fastest-growing SW communities. With a legal secondary suite and double detached garage, it's a turnkey opportunity to generate dual income streams from Day 1.

The main suite offers 3 bedrooms, 2.5 baths, and bright open-concept living with 9' ceilings, wide-plank vinyl flooring, and quartz countertops. Durable finishes, stainless steel appliances, and a gas stove make it tenant-friendly while still feeling modern and attractive. Upstairs includes a loft, laundry, and private primary ensuite—ideal for long-term family tenants.

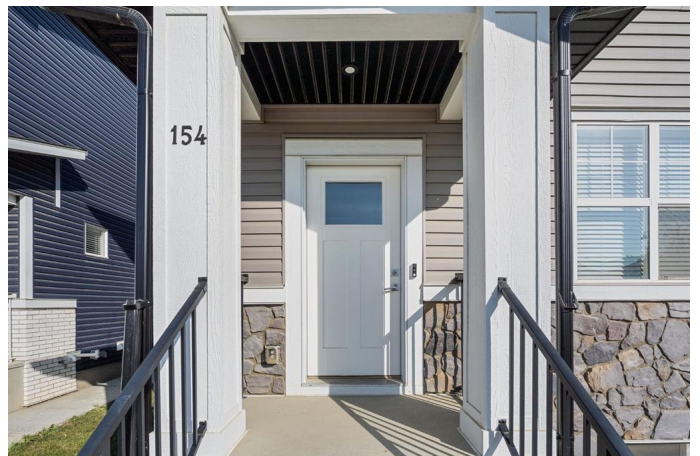
The lower level is a fully self-contained legal one-bedroom suite with its own side entrance, full kitchen with quartz counters, 4-piece bath, and in-suite laundry. High ceilings and oversized windows make the space feel bright and open, increasing rental appeal.

Creekstone is one of Calgary's newest communities with close proximity to schools, shopping, South Calgary Health Campus (Calgary's newest hospital), and major roadways all nearby—ensuring strong tenant demand.

With two rentable units, a fenced yard, and low-maintenance finishes throughout, this property is a smart addition to any portfolio.

Built in 2020

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2259361               |
| Price          | \$625,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,453                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 154 Creekside Drive Sw |
| Subdivision | Pine Creek             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4A8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan                                                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Sep. HVAC Units                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                     |
|-----------------|---------------------|
| Lot Description | Back Lane, Private  |
| Roof            | Asphalt Shingle     |
| Construction    | Stone, Vinyl Siding |
| Foundation      | Poured Concrete     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 10                   |
| Zoning         | R-G                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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