

**20 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2271853**



**\$630,000**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Modern Duplex with Legal Secondary Suite | Move-In Ready | Prime South Calgary Location. Discover this beautifully designed 2023 half-duplex that blends contemporary style, income potential, and thoughtful upgrades throughout. Situated in one of South Calgary's most sought-after new communities, this home is an ideal fit for first-time buyers, investors, multi-generational families, or anyone looking to offset their mortgage with rental income. Step into the main residence and enjoy modern living at its best. The open-concept layout features 9-foot ceilings, large windows, and light, neutral finishes that create a bright and welcoming space. The central kitchen is a chef's delight with quartz countertops, stainless steel appliances—including a built-in microwave—and a spacious island perfect for everyday cooking or hosting guests. Upstairs, the primary bedroom includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry (complete with washer and dryer) provide comfort and convenience for the whole family. The legal secondary suite offers its own private side entrance. —ideal for tenants or extended family. This well-appointed suite includes, large windows, a gas range, in-suite laundry, and a cozy living area. Bright, functional, and comfortable, it's designed to be a wonderful independent living space. Enjoy a fully landscaped yard, and an east-facing backyard perfect for morning coffee or relaxing outdoors. This home truly checks all the boxes—modern finishes, income-generating potential, and move-in-ready condition.