

**86 Creekview Avenue**  
**Calgary, Alberta**

**MLS # A2282352**



**\$572,250**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Delta II by Shane Homes, located in the desirable SW community of Creekview with quick access to McLeod Trail and Stoney Trail for easy commuting. This 3-bedroom, 2.5-bath duplex is currently under construction and offers a well-designed layout that balances everyday comfort with modern functionality. The open-concept main floor is ideal for both daily living and entertaining, featuring a rear kitchen with gas range, walk-in pantry, bright dining nook, spacious family room, and a convenient half bath. Step outside and enjoy added convenience with a gas line to the BBQ, perfect for summer evenings. Upstairs, a bonus family room provides flexible living space, along with upper-floor laundry and three bedrooms. The owner's bedroom features a walk-in closet and a private 4-piece ensuite, creating a comfortable retreat. The unfinished basement includes rough-ins and offers the opportunity to finish through the builder. Built by Shane Homes. Photos are for illustrative purposes.