

**17 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2291782**



**\$639,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** N/A

Spacious, bright, and beautifully finished—this half duplex with a legal basement suite in Creekstone is a fantastic turnkey investment opportunity. Fully leased and ready for its next investor. The main floor offers an open and functional layout with 9’ ceilings. The kitchen features full-height cabinetry, soft-close doors and drawers, quartz countertops, and a stainless steel appliance package including a gas stove. Durable Luxury Vinyl Plank flooring runs throughout the main level. Upstairs, the primary bedroom features a tray ceiling, walk-in closet, and a spacious 5-piece ensuite. A central bonus room with tray ceiling separates the primary suite from the two additional bedrooms, creating privacy and flexible living space. The upper level also includes convenient laundry with washer and dryer and a 4-piece bathroom. The fully legal 1-bedroom basement suite includes a separate side entrance, high ceilings, kitchen with stainless steel appliances, comfortable living area, and in-suite laundry. Located in the growing community of Creekstone, residents enjoy easy access to parks, walking paths, and natural green spaces, perfect for outdoor living. Shopping, amenities, and daily conveniences are just minutes away, while the location also offers a quick escape to the mountains for weekend adventures. The property is complete with a detached double garage in a paved alley, plenty of street parking and transit access.