

**54 Creekview Avenue**  
**Calgary, Alberta**

**MLS # A2306071**



**\$559,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,721 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, Creek/River/Stream/Pond, Level		

<b>Heating:</b>	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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Tentative possession of July 2026! Bright & open semi-detached home by Cedarglen Homes. 1,722 sq. Ft of living space, including 3 bedrooms, 2.5 bathrooms, main floor flex room, bonus room, upper laundry, & mud room w/ bench & coat hooks. Kitchen features quartz countertops, full height cabinets & tile backsplash, chimney hood fan built-in microwave layout, gas line, & waterline. Full height tile in showers. Side entrance, rough ins, 2 windows, & 8'9" ceiling height in basement. James Hardie fiber cement paneling, full width concrete front veranda, wood deck w/ BBQ line, & 20'x20' gravel parking pad. Energy efficient triple pane windows, tankless water heater, & R-50 attic insulation. Photos are representative.