

1212, 47 Creekview Gardens Gardens SW
Calgary, Alberta

MLS # A2321207



\$299,999

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|------------------|-------------------------------------|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 727 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--|
| Heating: | Baseboard, Natural Gas, Radiant | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 340 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, See Remarks, Silent Floor Joists | Zoning: | M2 |
| Foundation: | Poured Concrete | Utilities: | Natural Gas Paid, Garbage Collection, High Speed Int |
| Features: | Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | A/C, Blinds | | |

Amazing New Condo in Creekview Park –The Dakota 2 by Brad Remington Homes. This beautifully crafted 2-bedroom, 2-bathroom residence offers contemporary living in one of Calgary’s newest and most desirable southwest communities. Featuring an open-concept layout with 9-foot ceilings, this home is enhanced by luxury vinyl plank flooring throughout the main living spaces, air conditioning and a full size west facing balcony. The stylish and highly functional kitchen showcases an island, quartz countertops, a central island, soft-close cabinetry, and a complete stainless steel appliance package, including a refrigerator, stove, built-in dishwasher, and over-the-range microwave. An in-suite washer and dryer are also included for added convenience. The spacious primary bedroom features a private ensuite, while both bathrooms are finished with modern tile flooring. Additional highlights include a titled underground parking stall, a dedicated storage unit, window coverings, and in-suite laundry. Perfectly situated on the edge of southwest Calgary, Creekview offers a peaceful setting surrounded by beautiful views and an abundance of natural green space while maintaining convenient access to urban amenities. Residents can enjoy nearby parks, walking paths, shopping, nearby Golf, future Rec Centre, dining, and everyday services, all just minutes away. Whether you're a first-time buyer, looking to downsize, or seeking a smart investment opportunity, this exceptional condo combines style, comfort, and convenience in a thriving community. May qualify for GST rebates!