

# \$649,900 - 21494 Sheriff King Street Sw, Calgary

MLS® #A2213004

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,615 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Homeowners and investors! Look no further! Here's your opportunity to acquire a brand-new Shane Homes built semi-detached in Calgary's growing community of Pine Creek. This property features a spacious 3-bedroom, 2.5-bathroom, 2-storey layout with a legal 1 bedroom basement suite, offering two self-contained rental units. Each unit includes open-concept main floors, spacious kitchens, upper-level laundry, side entries to basement suites featuring in-suite laundry, and separate furnaces for each suite. The mechanical rooms are also located in a common area allowing both up/down units easy access if needed. Located minutes from Macleod Trail, major retail, and upcoming amenities, this is a prime opportunity to own a legal semi-detached property in a growing SW community.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213004  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,615     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 21494 Sheriff King Street Sw |
| Subdivision | Pine Creek                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X0K4                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings                |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters                           |
| Lot Description   | Back Lane, City Lot, Few Trees, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 16               |
| Zoning         | R-GM             |

Listing Details

Listing Office                    eXp Realty

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