

# \$820,000 - 335 Creekside Way Sw, Calgary

MLS® #A2244221

**\$820,000**

3 Bedroom, 3.00 Bathroom, 2,160 sqft

Residential on 0.09 Acres

Pine Creek, Calgary, Alberta

Welcome to Your New Home in Pine Creek, Calgary!

This beautiful 3-bedroom, 2.5-bathroom home backs onto a tranquil park in the vibrant and growing community of Pine Creek—a neighborhood thoughtfully designed around green spaces and the stunning Sirocco Golf Course, which winds its way through the community.

Inside, the main floor welcomes you with a blend of luxury vinyl plank, tile, and soft carpet, offering both style and comfort. The modern kitchen is outfitted with Whirlpool stainless steel appliances, perfect for everyday living and entertaining. A Whirlpool washer and dryer are also included in the convenient laundry area.

Upstairs, enjoy three spacious bedrooms with carpet throughout, including a bright and airy primary suite with private ensuite and walk-in closet. The unfinished basement provides excellent potential for future development—tailor it to your needs with extra living space, a home gym, or a rec room.

The fenced backyard opens directly onto park space, offering added privacy and a peaceful view. While the front yard is unlandscaped, it's a blank canvas for you to design your ideal curb appeal.



Located just minutes from local shops, and walking trails, and surrounded by natural beauty and the Sirocco Golf Course, this home offers the perfect balance of convenience, recreation, and future potential.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244221    |
| Price          | \$820,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,160       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 335 Creekside Way Sw |
| Subdivision | Pine Creek           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 5B2              |

**Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Playground                                          |
| Parking Spaces | 4                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway |
| # of Garages   | 2                                                   |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
|                 | Vinyl Windows, Walk-In Closet(s)                                                     |
| Appliances      | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Humidifier |
| Heating         | Forced Air, Natural Gas                                                              |
| Cooling         | None                                                                                 |
| Fireplace       | Yes                                                                                  |
| # of Fireplaces | 1                                                                                    |
| Fireplaces      | Electric                                                                             |
| Has Basement    | Yes                                                                                  |
| Basement        | Full, Unfinished                                                                     |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Garden            |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-G               |
| HOA Fees       | 150               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Optimum Realty Group |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.