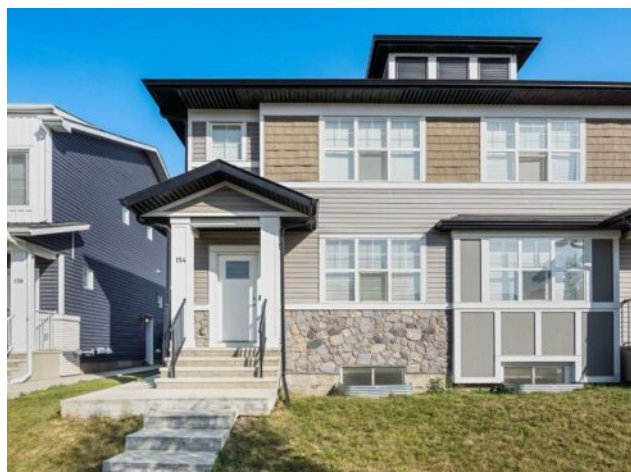


154 Creekside Drive SW
Calgary, Alberta

MLS # A2259361



\$625,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,453 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan		

Inclusions: Fridge (2), Dishwasher (2), Electric Range, Gas Range, Washer Machine (2), Dryer (2), Microwave Hood Fan(2), Blinds Throughout, Garage Door Opener and 2 remotes

This semi-detached home is purpose-built for strong rental potential in one of Calgary's fastest-growing SW communities. With a legal secondary suite and double detached garage, it's a turnkey opportunity to generate dual income streams from Day 1. The main suite offers 3 bedrooms, 2.5 baths, and bright open-concept living with 9' ceilings, wide-plank vinyl flooring, and quartz countertops. Durable finishes, stainless steel appliances, and a gas stove make it tenant-friendly while still feeling modern and attractive. Upstairs includes a loft, laundry, and private primary ensuite—ideal for long-term family tenants. The lower level is a fully self-contained legal one-bedroom suite with its own side entrance, full kitchen with quartz counters, 4-piece bath, and in-suite laundry. High ceilings and oversized windows make the space feel bright and open, increasing rental appeal. Creekside is one of Calgary's newest communities with close proximity to schools, shopping, South Calgary Health Campus (Calgary's newest hospital), and major roadways all nearby—ensuring strong tenant demand. With two rentable units, a fenced yard, and low-maintenance finishes throughout, this property is a smart addition to any portfolio.