

89 & 93 Creekstone Drive SW  
Calgary, Alberta

MLS # A2230790



**\$1,399,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	3,272 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Alley Access, Garage Faces Rear, Quad or More Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Basement suites: fridge, stove, dishwasher, washer, dryer, microwave/hoodfan, window coverings

Prime not-to-miss investment opportunity in this legal fourplex in the Creekstone area of the popular Southwest Calgary neighbourhood of Pine Creek. Live in 1 unit & rent out the other 3, or rent out all 4&hellip;each side of this two storey property has vinyl plank floors & quartz counters, 3.5 bathrooms & 4 bedrooms, detached 2 car garage & big backyard with deck. The upper level units (main & 2nd floors) have fantastic open concept designs with large living rooms with East-facing windows, spacious dining rooms with West-facing windows & sleek kitchens with subway tile backsplash, oversized centre islands & Whirlpool stainless steel appliances including gas stoves. There are 3 bedrooms & 2 full bathrooms on the 2nd floors, & features primary bedrooms with recessed ceilings, walk-in closets & ensuites with quartz-topped double vanities. Between the bedrooms are cozy lofts with recessed ceilings & laundry closets with Whirlpool washers & dryers. The legal 1 bedroom basement suites &ndash; with separate entrances, have large kitchens with stainless steel appliances & quartz counters, great-sized rec rooms, full bathrooms & laundry with stacking washer/dryer. The upper level units have decks with gas BBQ lines, & each side has a detached 2 car garage. Prime location with quick easy access to both Stoney & Macleod Trails, just minutes to Spruce Meadows & Shawnessy Towne Centre, Fish Creek Park & Sikome Lake, South Health Campus & downtown.