

\$824,900 - 52 Creekside Path Sw, Calgary

MLS® #A2266517

\$824,900

3 Bedroom, 3.00 Bathroom, 2,544 sqft
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

OPEN HOUSE - SAT NOV 15TH

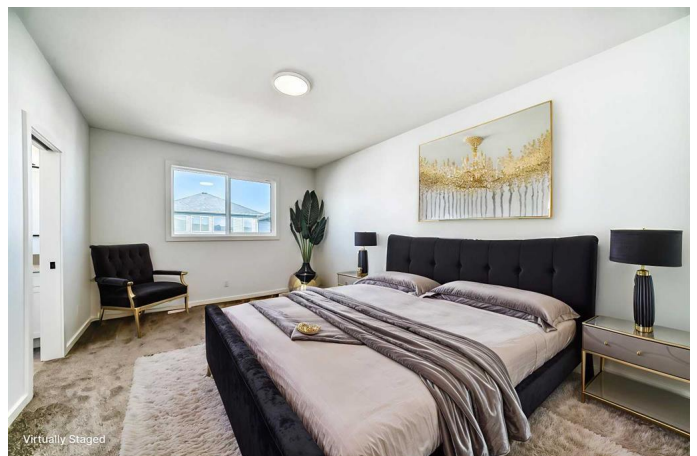
1:00PM-4:00PM - THE THING ABOUT A
GREAT HOUSE IS THAT YOU STOP
NOTICING IT.

You stop thinking about where to put the couch, or how many outlets there are in the kitchen. It just works. The light lands where it should. The sounds carry the right way. There's space when you need it, and calm when you don't.

BRAND NEW, NEVER LIVED IN, and designed for the way people actually exist. Not Pinterest-perfect people. Real ones. The kind who work from the kitchen island, throw laundry in mid-meeting, and use the deck for everything from dinner to decompressing.

It's 2,544 SQUARE FEET that doesn't waste a single inch. NINE-FOOT CEILINGS ON EVERY FLOOR. ENGINEERED OAK FLOORS that can take a beating and still look good. A kitchen that doesn't shout but quietly wins with QUARTZ WATERFALL ISLAND, BUILT-IN OVEN, GAS COOKTOP, cabinetry to the ceiling, Silgranit sink. You don't even realize how high the standards are until you walk into another house and start noticing what's missing.

The main floor feels like movement with open without being empty. The fireplace wall grounds it. The THREE-PANEL PATIO DOOR leads to a deck that actually fits a table and a



grill. And tucked just out of the way is a FLEX ROOM – the most honest kind of space, ready to be whatever life needs next.

Upstairs, the layout keeps earning its keep. EVERY BEDROOM HAS ITS OWN WALK-IN CLOSET, so storage never turns into a negotiation. The BONUS ROOM catches the afternoon light – far enough from the bedrooms to feel like a reset, close enough to stay connected. And the primary ensuite is built for real mornings, not staged ones: DOUBLE SINKS, a DEEP SOAKER TUB, space to breathe. Laundry’s right where it should be, complete with another Silgranit sink, because details like that are what end up mattering most.

Underneath it all, the structure matches the thoughtfulness – TWO-ZONE FURNACE, 200-amp service, SIDE ENTRY for future development. Not upgrades for show, but choices that make living here simpler, smoother, better.

Outside, Sirocco at Pine Creek is THE SWEET SPOT OF THE SOUTHWEST – close enough to everything, far enough from the noise.

And this home fits right into that rhythm – steady, balanced, and quietly BUILT TO LAST. You’ll get it the second you walk in. – PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.

Built in 2025

Essential Information

MLS® #	A2266517
Price	\$824,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,544
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	52 Creekside Path Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5W1

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.