



## 20 Creekstone Drive Calgary Alberta

\$660,900

Welcome to 20 Creekstone Drive .SW, situated in the highly coveted SW COMMUNITY where OPPORTUNITY KNOCKS for SAVVY INVESTORS!!! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. , The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, and a 2-PIECE BATHROOM. The Kitchen, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY, QUARTZ COUNTERTOPS AND AN Electric STOVE. Carpeted stairs lead to the SECOND FLOOR featuring 2 BEDROOMS, A 4-PIECE BATHROOM AND A CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. , VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD. . Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, and MAJOR ROADWAYS. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Creekstone, where legal sophistication meets semi-detached charm!Directions: (id:6769)

4pc Bathroom 5.25 Ft x 8.83 Ft  
 Primary Bedroom 12.67 Ft x 13.08 Ft  
 Bedroom 9.25 Ft x 11.50 Ft  
 Bedroom 9.33 Ft x 11.42 Ft  
 4pc Bathroom 7.50 Ft x 4.92 Ft  
 Bedroom 11.75 Ft x 12.17 Ft  
 4pc Bathroom 4.92 Ft x 8.08 Ft

Family room 14.42 Ft x 9.33 Ft  
 Kitchen 14.17 Ft x 5.67 Ft  
 Living room 14.83 Ft x 12.67 Ft  
 Dining room 12.50 Ft x 9.50 Ft  
 2pc Bathroom 4.92 Ft x 5.17 Ft  
 Other 12.67 Ft x 12.75 Ft

Listing Presented By:



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<http://www.estherquadri.ca/>



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