# \$649,900 - 21498 Sheriff King Street Sw, Calgary

MLS® #A2213017

## \$649,900

4 Bedroom, 4.00 Bathroom, 1,613 sqft Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Homeowners and investors! Look no further! Here's your opportunity to acquire a brand-new Shane Homes built semi-detached in Calgary's growing community of Pine Creek. This property features a spacious 3-bedroom, 2.5-bathroom, 2-storey layout with a legal 1 bedroom basement suite, offering two self-contained rental units. Each unit includes open-concept main floors, spacious kitchens, upper-level laundry, side entries to basement suites featuring in-suite laundry, and separate furnaces for each suite. The mechanical rooms are also located in a common area allowing both up/down units easy access if needed. Located minutes from Macleod Trail, major retail, and upcoming amenities, this is a prime opportunity to own a legal semi-detached property in a growing SW community.

Built in 2024

#### **Essential Information**

MLS® # A2213017 Price \$649,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,613

Acres 0.06







Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 21498 Sheriff King Street Sw

Subdivision Pine Creek

City Calgary
County Calgary
Province Alberta
Postal Code T2X0K4

### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Separate Entrance, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Interior Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 13

Zoning R-GM

# **Listing Details**

Listing Office eXp Realty

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