

21290 SHERIFF KING Street SW
Calgary, Alberta

MLS # A2195731



\$659,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,663 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Introducing the brand-new Wicklow model by Brookfield Residential—a beautifully designed half duplex featuring an upper unit and a Legal basement, making it an exceptional opportunity for investors or homeowners. The upper level offers three spacious bedrooms, 2.5 bathrooms, full laundry, a bright and inviting family room, and a versatile bonus room, perfect for additional living space or a home office. The legal basement is thoughtfully designed with nine-foot ceilings, large windows, and high-end finishes, including designer tiles, wide plank flooring, and LED pot lights. With its private entrance, this basement provides a fantastic income opportunity or extended living space. Located in the thriving Creekstone community in Pine Creek, this home is just steps from beautiful greenspaces, upcoming amenities, and exciting new developments. Don't miss this chance to own a modern, investment-ready property in one of the city's most sought-after neighborhoods!