

# \$649,900 - 21494 Sheriff King Street Sw, Calgary

MLS® #A2213004

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,615 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® #	A2213004
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,615
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	21494 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	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane, City Lot, Few Trees, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	7
Zoning	R-GM

**Listing Details**

Listing Office                    eXp Realty

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