

# \$499,000 - 54 Crestridge Common Sw, Calgary

MLS® #A2235799

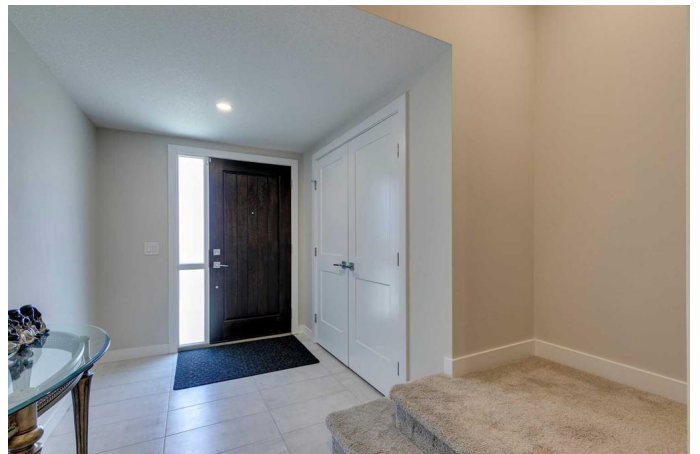
**\$499,000**

2 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.03 Acres

Crestmont, Calgary, Alberta

Modern 2-Bedroom Townhouse for Sale in Crestmont SW Calgary | Steps to Nature & Quick Access to Downtown and the Rockies. Discover the perfect combination of modern design, natural beauty, and everyday convenience in this beautifully finished 2-bedroom, 2.5-bathroom townhouse in Calgary's sought-after Crestmont community. Located in the city's prestigious southwest, this stylish home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance lifestyle in a peaceful, family-friendly neighbourhood. Step inside and experience the bright, open-concept main floor, where large windows fill the space with natural light. The contemporary kitchen is a chef's dream, featuring quartz countertops, sleek cabinetry, stainless steel appliances, and an oversized island—perfect for casual dining or entertaining guests. The spacious living and dining areas flow effortlessly to a private balcony, ideal for morning coffee or relaxing with sunset views. Upstairs, you'll find two generously sized bedrooms, each with its own full bathroom. The primary suite offers a tranquil retreat with a walk-in closet and a modern 4-piece ensuite. The second bedroom also includes a 4-piece bathroom, making it ideal for guests, roommates, or growing families. A convenient main-floor powder room adds extra functionality. This well-maintained townhouse is just a short walk from the Crestmont Community Centre, offering a



splash park, playgrounds, walking trails, and year-round amenities. You're also just minutes from top-rated schools, Aspen Landing and West Springs shopping and dining, and major commuter routes. Outdoor enthusiasts will love being just 10 minutes from Winsport/Canada Olympic Park and less than an hour from the Rocky Mountains via direct access to Highway 1. Whether you're looking to live, rent, or invest, this move-in ready Crestmont townhouse offers unbeatable value, modern comforts, and one of Calgary's most scenic locations. Don't miss this opportunity—schedule your private showing today!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235799      |
| Price          | \$499,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,447         |
| Acres          | 0.03          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54 Crestridge Common Sw |
| Subdivision | Crestmont               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3B 6J5                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Walk-In Closet(s)                                                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Basement          | None                                                                                                                                    |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Low Maintenance Landscape   |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 4              |
| Zoning         | DC             |
| HOA Fees       | 365            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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