

# \$510,000 - 54 Crestridge Common Sw, Calgary

MLS® #A2224126

**\$510,000**

2 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.03 Acres

Crestmont, Calgary, Alberta

Welcome to this beautifully appointed 2-bedroom, 2.5-bathroom townhouse located in the prestigious community of Crestmont in Calgary's desirable southwest. Offering a perfect blend of modern comfort and natural surroundings, this home is ideal for first-time buyers, downsizers, or investors looking for quality and convenience. The open-concept main floor features a stylish kitchen with contemporary cabinetry, quartz countertops, stainless steel appliances, and a generous island perfect for entertaining. The spacious living and dining areas are filled with natural light and lead out to a private balcony, ideal for enjoying your morning coffee or evening sunsets. Upstairs, you'll find two well-sized bedrooms, each with its own bathroom. The primary suite offers a peaceful retreat with a large closet and a sleek 4-piece ensuite. The second bedroom has access to a 4-piece bath, perfect for guests or roommates. A convenient half-bath is located on the main floor for added functionality. This home is situated just minutes from the Crestmont Community Centre, which offers a splash park, playgrounds, and walking trails. Residents enjoy easy access to shopping and dining in nearby West Springs and Aspen Landing, along with top-rated schools and childcare options. Outdoor enthusiasts will love the proximity to Canada Olympic Park for year-round recreation, and with direct access to Highway 1, weekend getaways to the Rocky Mountains are just over an hour away. Offering



low-maintenance living in a serene and scenic setting, this townhouse is the perfect place to call home.

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224126      |
| Price          | \$510,000     |
| 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                      |

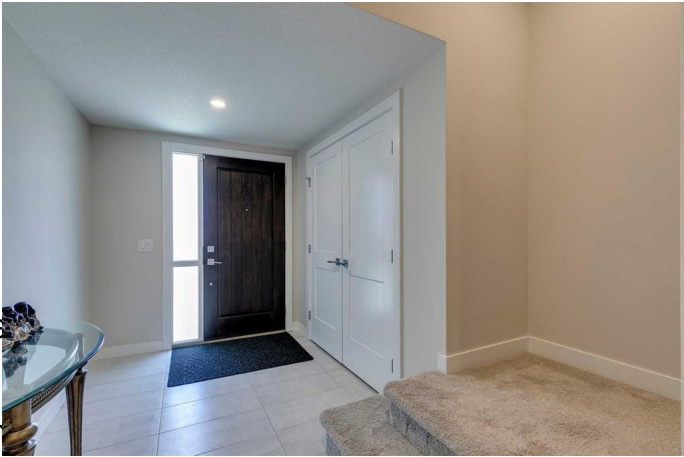
### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Walk-In Closet(s)                                                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Tankless Water Heater, Washer/Dryer |

|          |                         |
|----------|-------------------------|
| 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 Fram |
| Foundation        | Poured Concrete            |



Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 21             |
| Zoning         | DC             |
| HOA Fees       | 365            |
| HOA Fees Freq. | MON            |

Listing Details

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

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