

# \$600,000 - 35 Crestbrook Drive Sw, Calgary

MLS® #A2227228

**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

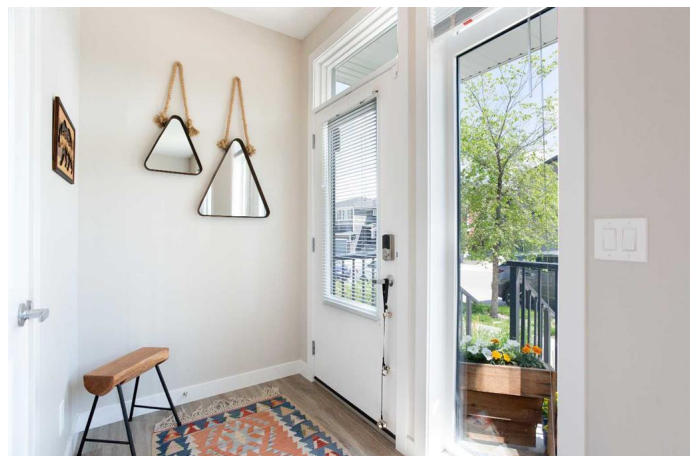
Crestmont, Calgary, Alberta

Welcome to this beautiful townhouse in the desirable community of Crestmont! With over 1800 SQFT of total developed living space, this 4-bedroom, 3.5-bathroom property offers comfort, style, and functionality which is perfect for families and investors.

The main floor features an open concept layout with a spacious living room that flows into a stunning kitchen—complete with solid wood cabinetry, soft-close hinges, stainless steel appliances, and quartz countertops—creating the perfect space for entertaining or enjoying family meals. Upstairs, you'll find the spacious primary bedroom with an ensuite, two additional bedrooms, a full bathroom, an office/den area and access to the large balcony.

The fully developed basement includes a large bedroom and a full bathroom, ideal for a home office, or additional living space. Stay cool in the summer with the added A/C, and enjoy the outdoors from your large balcony on the second floor. A double attached garage provides convenience and extra storage.

Located just 15 minutes from Superstore, GoodLife, and the Calgary Farmers' Market, and a little over 20 minutes to downtown, this home offers a peaceful suburban setting with easy access to Stoney Trail and a quick escape to the mountains!



Built in 2020

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227228      |
| Price          | \$600,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,430         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 35 Crestbrook Drive Sw |
| Subdivision | Crestmont              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 6L1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings, Oven |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | Central Air                                                                                                                     |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | See Remarks                           |
| Roof              | Asphalt Shingle                       |
| Construction      | Composite Siding, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 8              |
| Zoning         | M-G            |
| HOA Fees       | 350            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.