

# \$599,900 - 904 Crestridge Common Sw, Calgary

MLS® #A2204017

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,462 sqft  
Residential on 0.02 Acres

Crestmont, Calgary, Alberta

GORGEOUS TOWNHOME WITH WEST EXPOSURE BATHED IN NATURAL LIGHT. Tucked into the hillside of Crestmont, this stylish and fully finished townhome with a walkout basement offers an incredible opportunity to own in one of Calgary's most picturesque southwest communities. Built in 2023 and kept in immaculate condition by its original owners, this three-bedroom, 3.5-bath home hits that sweet spot: smart design, standout upgrades, and a location that feels like a hidden gem. Think air conditioning (yes, really), on-demand hot water, upgraded carpet and tile, a gas range, and chic modern light fixtures that actually make you look up. From the moment you walk in, it's clear this isn't your average townhome. The main floor is bright, open, and designed for real life with a tiled foyer, quartz countertops, full-height cabinetry, and a gas range that's ready for serious cooking. The layout flows beautifully from kitchen to dining to living, and a west-facing balcony adds the perfect touch of outdoor space for summer evenings or weekend coffee. Upstairs, the vaulted primary suite offers a spacious walk-in closet and a sleek 4-piece ensuite, while two more bedrooms, another full bath, and upper-floor laundry round out the level. Whether you're starting out, scaling down, or somewhere in between, this layout just works. Downstairs, the fully developed walkout basement is where this home really shines.



Nearly 500 extra square feet give you the flexibility to create a home gym, office, guest suite, or movie lounge—complete with its own full bathroom. It’s the kind of space that adapts to your life as it evolves.

Comfort features like central A/C and on-demand hot water make a big difference—especially with Calgary’s hotter summers and ever-changing weather. And with an attached single garage, with driveway as well to fit both your vehicles - and winter mornings just got a whole lot easier.

Beyond the home itself, Crestmont is one of those communities that people fall for fast. Quiet, tucked away, and surrounded by nature, it offers a slower pace without feeling remote. Walking paths, parks, and access to the Crestmont Community Hall—complete with a spray park and year-round resident events—make it feel like a small town within the city. And with quick access to the mountains, Ring Road, Winsport, Calgary Farmers’ Market West, and the shops along 85th Street, you’re never far from what you need.

If you’ve been waiting for a home that’s turnkey, beautifully maintained, and offers that rare combination of style and substance, this is it. Possession is available mid May—just in time to settle in for summer.

Built in 2023

## Essential Information

MLS® #	A2204017
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.02

Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	904 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L6

### **Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Park, Recreation Facilities, Snow Removal
Parking Spaces	2
Parking	Insulated, Single Garage Attached, 220 Volt Wiring, Concrete Driveway, Garage Faces Front
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Recessed Lighting, Tankless Hot Water
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Range
Heating	Central, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Interior Lot, Lawn, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market        21

Zoning                  DC

HOA Fees                368

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office            CIR Realty

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