

# \$545,000 - 704 Crestridge Common Sw, Calgary

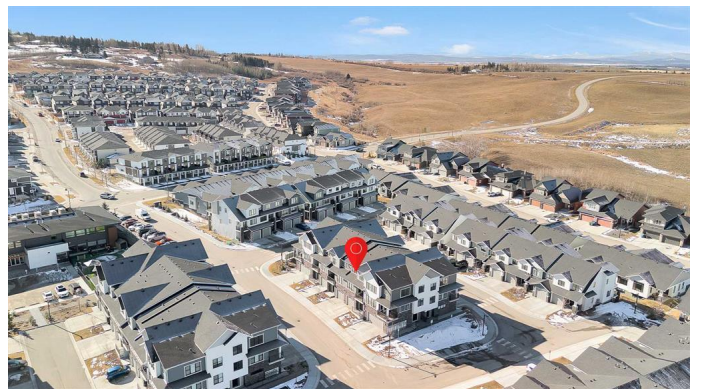
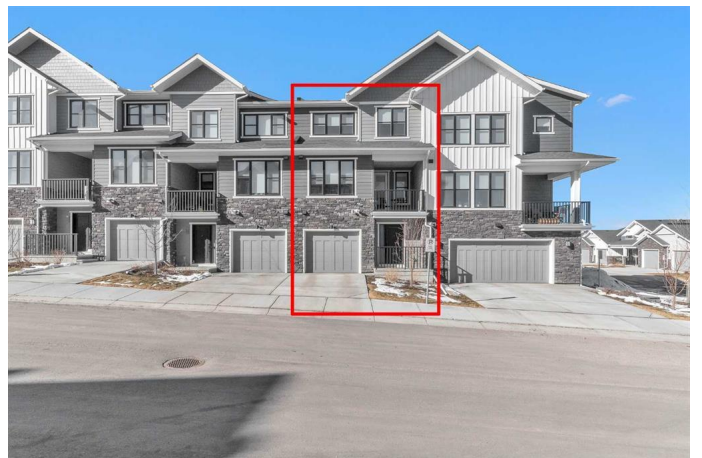
MLS® #A2199304

**\$545,000**

2 Bedroom, 3.00 Bathroom, 1,463 sqft  
Residential on 0.03 Acres

Crestmont, Calgary, Alberta

Welcome to this stunning townhome located in the highly sought-after neighborhood of Crestmont. Enjoy ultimate comfort in this Crestmont West home featuring the QuietWall<sup>®</sup> system, reducing noise transfer by up to 23% more than single-family homes. Built to Built Green Canada<sup>™</sup>'s gold standard, this home offers exceptional quality, efficiency, and sustainability for a peaceful, eco-friendly living experience. Upon entering, you are welcomed by a spacious foyer with beautiful flooring that extends throughout the lower level. This leads to an oversized, insulated single garage, offering the potential for conversion into an additional room, as well as a mechanical room with ample storage space. The main floor features an inviting open concept design, perfect for entertaining. The spacious kitchen seamlessly flows into the dining room and living room, creating an ideal space for social gatherings. Large, upgraded triple-pane windows flood the home with natural light, accentuating the high ceilings and enhancing the feeling of openness. Step out onto your private balcony and enjoy your morning coffee with lovely, unobstructed views. Upstairs, you'll find a convenient laundry room and a well-appointed 4-piece bathroom. The secondary bedroom is perfect for an office or guest room. The primary suite boasts a his-and-her walk-through closet leading to a luxurious ensuite with a dual vanity. The well-maintained townhome complex offers plenty of visitor parking and



very low condo fees. Enjoy the convenience of being within walking distance to amenities such as a daycare facility, liquor store, dental clinic, retail stores and proximity to the Calgary Farmer's Market West, Canada Olympic Park, Calgary Climbing Centre, and close to Crest Lake, Crestmont West Park, and playgrounds. Easy access to Stoney Trail & Highway 1, making it perfect for quick trips out west to the Rocky Mountains. Don't miss the opportunity to make this dream home yours!

Built in 2022

### Essential Information

MLS® #	A2199304
Price	\$545,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	704 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L6

### Amenities

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

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	DC
HOA Fees	365
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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