

\$649,900 - 806 Crestridge Common Sw, Calgary

MLS® #A2110105

\$649,900

2 Bedroom, 3.00 Bathroom, 1,008 sqft

Residential on 0.06 Acres

Crestmont, Calgary, Alberta

Prepare to be impressed by this contemporary, villa style townhome with a fully finished walk-out basement. The dramatic, soaring ceilings are undeniably the most notable characteristic of the home when you first enter. Inside you'll find a stunning kitchen with full-height cabinets, a functional pantry, upgraded appliances, quartz countertops, a gorgeous backsplash and a modern, waterfall island. Simply put, a chef's delight and perfect for entertaining! The kitchen opens up to a large dining area and its adjacent, bright living room. This space's most prominent attribute is the windows; they span the entirety of the wall and double as sliding doors that exit onto the balcony. You can enjoy the spectacular, unobstructed view this level has to offer. Lastly, on the main floor is the elegantly appointed owner's suite. This room is highlighted by its luxurious ensuite with a barrier-free walk-in shower and double vanity. Descend to the lower walk-out level where you'll find a massive rec area leading onto a cozy patio. Adjoining is the flex room; its convenience is in its versatility. An additional bedroom with a large window, walk-in closet and a 4pce bathroom complete this level. This spectacular property will appeal to a buyer who appreciates upgrades, some of which include: stylish black lighting, an upgraded trim package, a dual-zone thermostat, and laminate and tile flooring throughout both levels. Whether you and your family are looking to discover more of Alberta's natural



land or are already seasoned mountaineers, Crestmont is irrefutably the community for you. This exclusive southwest neighbourhood is not only a quick exit to the mountains but is also conveniently located close to Calgary Farmer's market, C.O.P., Calaway Park, and a variety of parks and walkways.

Built in 2022

Essential Information

MLS® #	A2110105
Price	\$649,900
Sold Price	\$648,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,008
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	806 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L6

Amenities

Amenities	Park
Parking Spaces	2
Parking	Garage Door Opener, Oversized, Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2024
Date Sold	March 9th, 2024
Days on Market	13
Zoning	DC
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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