

\$669,000 - 406 Crestridge Common Sw, Calgary

MLS® #A2163341

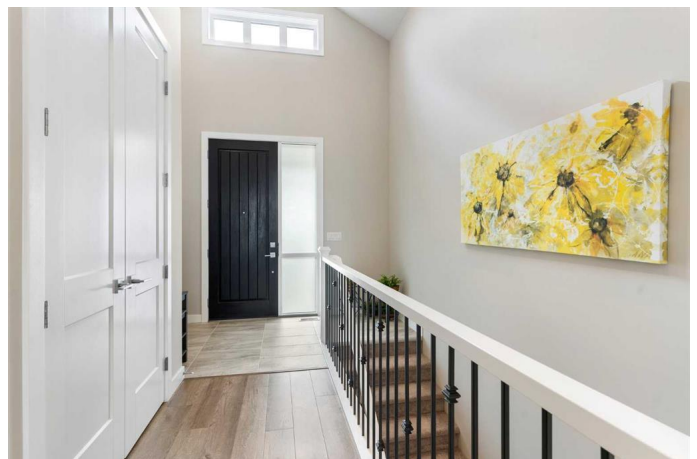
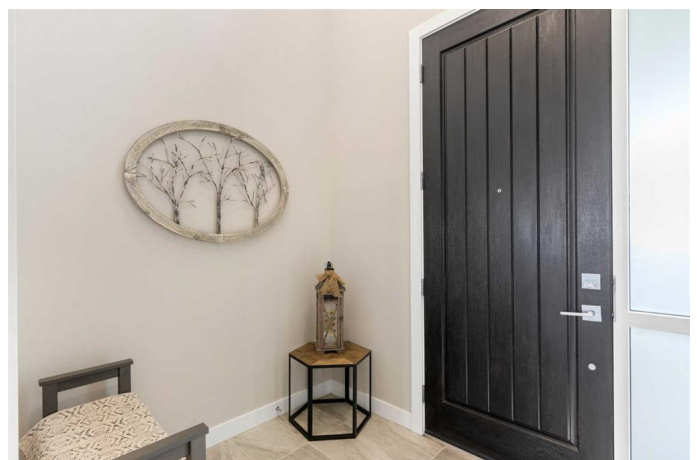
\$669,000

2 Bedroom, 3.00 Bathroom, 1,083 sqft

Residential on 0.06 Acres

Crestmont, Calgary, Alberta

Welcome to Arrive at Crestmont West! Nestled on a serene street within the highly coveted Crestmont community, this villa-style townhome offers an unparalleled living experience. With over 2,100 square feet of meticulously designed living space, this property is a true gem. This home boasts 2 expansive bedrooms, 2.5 bathrooms, and a single attached garage with an additional pad for 2 extra vehicles. As you step inside, you'll be greeted by a beautifully upgraded interior. The main floor features impressive 16 ft vaulted ceilings, luxurious vinyl plank flooring, and a vast dining area seamlessly integrated into a bright, open floor plan perfect for entertaining. The modern kitchen is a culinary delight, equipped with high-end stainless steel appliances, elegant quartz countertops, a massive island, a generous pantry, and ample cabinet space. Enjoy your morning coffee in the cozy living room or host an evening BBQ on your balcony, which offers stunning views. The master retreat is a true sanctuary, featuring a walk-through closet, 9 ft ceilings, and a lavish 4-piece ensuite with dual sinks and a massive walk-in shower. Additional features on the main floor include a convenient powder room, mudroom, and laundry area. The fully finished basement is designed for both relaxation and entertainment. The spacious family room comes with a large windows and ample space for a pool table. This level also includes a large second bedroom, a versatile office/den, a 4-piece



bathroom, and extra storage. Enjoy easy access to Stoney Trail and Highway 1 for quick getaways to the mountains. Youâ€™ll be just minutes away from shopping, dining, the Farmerâ€™s Market, and C.O.P. (Canada Olympic Park).

Built in 2021

Essential Information

MLS® #	A2163341
Price	\$669,000
Sold Price	\$657,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,083
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	406 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J5

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 11th, 2024
Days on Market	6
Zoning	DC
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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