

# \$499,000 - 54 Crestridge Common Sw, Calgary

MLS® #A2235799

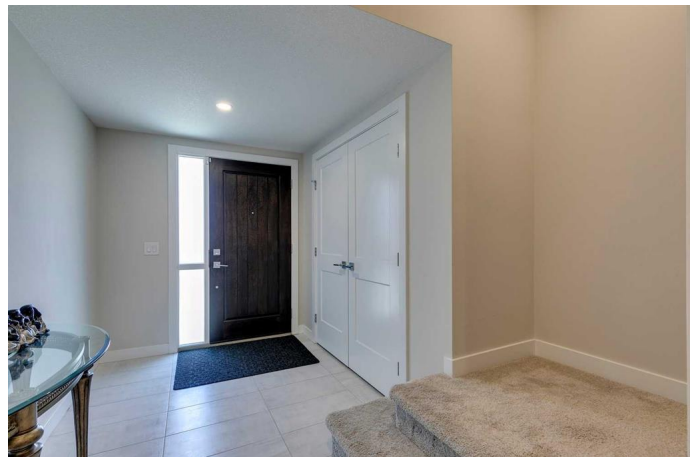
**\$499,000**

2 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.03 Acres

Crestmont, Calgary, Alberta

Modern 2-Bedroom Townhouse for Sale in Crestmont SW Calgary | Steps to Nature & Quick Access to Downtown and the Rockies. Discover the perfect combination of modern design, natural beauty, and everyday convenience in this beautifully finished 2-bedroom, 2.5-bathroom townhouse in Calgary's sought-after Crestmont community. Located in the city's prestigious southwest, this stylish home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance lifestyle in a peaceful, family-friendly neighbourhood. Step inside and experience the bright, open-concept main floor, where large windows fill the space with natural light. The contemporary kitchen is a chef's dream, featuring quartz countertops, sleek cabinetry, stainless steel appliances, and an oversized island—perfect for casual dining or entertaining guests. The spacious living and dining areas flow effortlessly to a private balcony, ideal for morning coffee or relaxing with sunset views. Upstairs, you'll find two generously sized bedrooms, each with its own full bathroom. The primary suite offers a tranquil retreat with a walk-in closet and a modern 4-piece ensuite. The second bedroom also includes a 4-piece bathroom, making it ideal for guests, roommates, or growing families. A convenient main-floor powder room adds extra functionality. This well-maintained townhouse is just a short walk from the Crestmont Community Centre, offering a



splash park, playgrounds, walking trails, and year-round amenities. You're also just minutes from top-rated schools, Aspen Landing and West Springs shopping and dining, and major commuter routes. Outdoor enthusiasts will love being just 10 minutes from Winsport/Canada Olympic Park and less than an hour from the Rocky Mountains via direct access to Highway 1. Whether you're looking to live, rent, or invest, this move-in ready Crestmont townhouse offers unbeatable value, modern comforts, and one of Calgary's most scenic locations. Don't miss this opportunity—schedule your private showing today!

Built in 2019

### Essential Information

MLS® #	A2235799
Price	\$499,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	54 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J5

## Amenities

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

## Interior

Interior Features	Closet Organizers, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

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

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	10
Zoning	DC
HOA Fees	365
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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