



GRASSROOTS
REALTY GROUP

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711 Crestridge Common SW
Calgary, Alberta

MLS # A2321405



\$529,200

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,437 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Other, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Crestmont, where modern living meets natural beauty. This beautifully appointed 2-bedroom, 2.5-bathroom townhouse offers the perfect blend of style, comfort, and convenience in one of Calgary's most desirable southwest communities. Step inside to a bright, open-concept main floor filled with natural light from expansive windows. The contemporary kitchen is designed to impress, featuring quartz countertops, stainless steel appliances, sleek cabinetry, and a large island—perfect for entertaining or everyday living. The spacious living and dining areas seamlessly extend to a private balcony, creating the ideal space to enjoy your morning coffee or unwind at the end of the day. Upstairs, you'll find two generously sized bedrooms, each complete with its own full bathroom for ultimate privacy and functionality. The primary suite features a walk-through closet and a stylish 4-piece ensuite, while the second bedroom is ideal for guests, roommates, or a home office setup. A convenient main-floor powder room adds to the home's thoughtful layout. Enjoy a low-maintenance lifestyle just steps from parks, walking trails, playgrounds, and the Crestmont Community Centre. Conveniently located near schools, shopping, dining, and major commuter routes, this home offers quick access to downtown Calgary, Winsport, and the Rocky Mountains via Highway 1. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready townhouse presents an exceptional opportunity to own in a vibrant, family-friendly community surrounded by nature. Don't miss your chance to call Crestmont home.