



GRASSROOTS
REALTY GROUP

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307 Crestridge Common SW
Calgary, Alberta

MLS # A2350552

\$550,000

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,564 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to 307 Crestridge Common SW, where style, space, and location come together beautifully in one of Calgary's most desirable westside communities! This exceptional townhome offers incredible value in a highly coveted complex, because finding the right home is great… finding one that also makes financial sense is even better! Step inside and you'll quickly see this isn't your average townhome. Thoughtfully finished throughout, the home features luxury vinyl plank flooring, ceramic tile, plush carpet, quartz countertops, full height cabinetry, and upgraded light fixtures that add just the right amount of flair. Stylish, functional, and move in ready, three things buyers tend to appreciate. The layout is both practical and inviting, offering 2 spacious bedrooms, 2.5 bathrooms, plus a versatile den/office space, perfect for working from home, tackling life admin, or pretending to work while scrolling listings online. Upstairs, the primary retreat checks all the boxes with west facing exposure, mountain views, a walkthrough closet with built ins, and a luxurious 5 piece ensuite bath that feels more spa day than rushed Tuesday morning. The second bedroom is well sized, ideal for guests, family, or anyone who occasionally visits and "accidentally" stays a little too long. Location matters, and Crestmont delivers. You're conveniently close to shopping, playgrounds, walking pathways, and major routes including Highway 1 for quick escapes to the mountains or an easy commute downtown. Stoney Trail is also just moments away, making it simple to get wherever life takes you. Whether you're a first time buyer, professional couple, downsizer, or savvy investor, this home offers what everyone wants: great location, great finishings, and outstanding value for your dollar. 307 Crestridge Common SW is the kind of property buyers

wait for… and often wish they moved faster on. Book your private showing today and come see why this one stands out from the rest!