

# \$599,900 - 904 Crestridge Common Sw, Calgary

MLS® #A2204017

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,462 sqft  
Residential on 0.02 Acres

Crestmont, Calgary, Alberta

OPEN HOUSE SUNDAY MARCH 30TH

1:00PM - 3:00PM --- GORGEOUS

TOWNHOME WITH WEST EXPOSURE

BATHED IN NATURAL LIGHT. Tucked into

the hillside of Crestmont, this stylish and fully

finished townhome with a walkout basement

offers an incredible opportunity to own in one

of Calgary's most picturesque southwest

communities. Built in 2023 and kept in

immaculate condition by its original owners,

this three-bedroom, 3.5-bath home hits that

sweet spot: smart design, standout upgrades,

and a location that feels like a hidden gem.

Think air conditioning (yes, really), on-demand

hot water, upgraded carpet and tile, a gas

range, and chic modern light fixtures that

actually make you look up.

From the moment you walk in, it's clear

this isn't your average townhome. The

main floor is bright, open, and designed for

real life with a tiled foyer, quartz

countertops, full-height cabinetry, and a gas

range that's ready for serious cooking.

The layout flows beautifully from kitchen to

dining to living, and a west-facing balcony

adds the perfect touch of outdoor space for  
summer evenings or weekend coffee.

Upstairs, the vaulted primary suite offers a

spacious walk-in closet and a sleek 4-piece

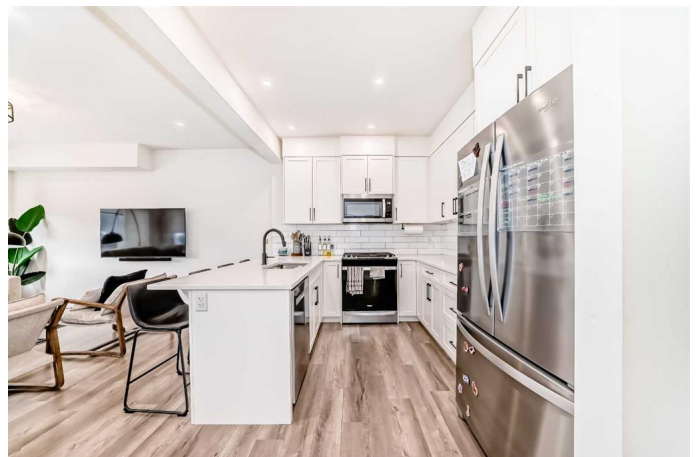
ensuite, while two more bedrooms, another full

bath, and upper-floor laundry round out the

level. Whether you're starting out, scaling

down, or somewhere in between, this layout

just works.



Downstairs, the fully developed walkout basement is where this home really shines. Nearly 500 extra square feet give you the flexibility to create a home gym, office, guest suite, or movie lounge—complete with its own full bathroom. It’s the kind of space that adapts to your life as it evolves.

Comfort features like central A/C and on-demand hot water make a big difference—especially with Calgary’s hotter summers and ever-changing weather. And with an attached single garage, with driveway as well to fit both your vehicles - and winter mornings just got a whole lot easier.

Beyond the home itself, Crestmont is one of those communities that people fall for fast.

Quiet, tucked away, and surrounded by nature, it offers a slower pace without feeling remote. Walking paths, parks, and access to the Crestmont Community Hall—complete with a spray park and year-round resident events—make it feel like a small town within the city. And with quick access to the mountains, Ring Road, Winsport, Calgary Farmers’ Market West, and the shops along 85th Street, you’re never far from what you need.

If you’ve been waiting for a home that’s turnkey, beautifully maintained, and offers that rare combination of style and substance, this is it. Possession is available mid May—just in time to settle in for summer.

Built in 2023

## Essential Information

MLS® #	A2204017
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,462
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	904 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L6

### **Amenities**

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Snow Removal
Parking Spaces	2
Parking	220 Volt Wiring, Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Interior Lot, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	6
Zoning	DC
HOA Fees	368
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.