

# \$599,000 - 198 Crestridge Common Sw, Calgary

MLS® #A2242343

**\$599,000**

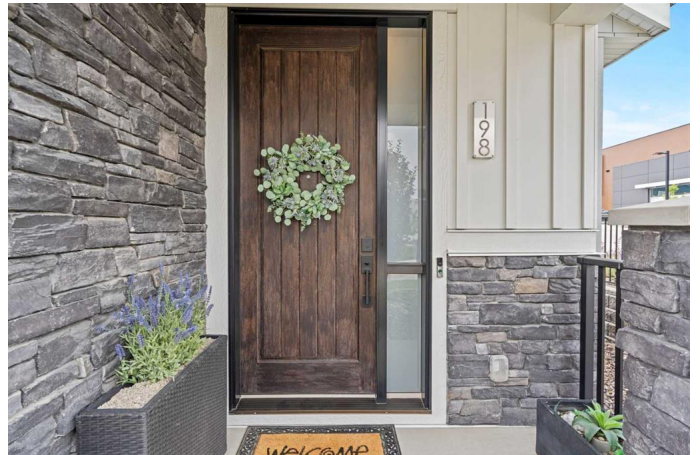
3 Bedroom, 4.00 Bathroom, 1,554 sqft

Residential on 0.05 Acres

Crestmont, Calgary, Alberta

**\*\*\*OPEN HOUSE - SATURDAY JULY 26th 2:30-4:30\*\*\*** Welcome to this stunning turnkey townhome located in the desirable Crestmont community! This prime corner unit offers an excellent location within the complex, just steps from convenient local shops, including a convenience store and liquor store. Boasting nearly 2,200 SQFT of beautifully finished living space, this home combines comfort and style seamlessly.

As you arrive, youâ€™re greeted by a spacious foyer with a coat closet and elegant ceramic tile flooring. A handy half-bathroom nearby makes entertaining a breeze. The main level is bright and airy, featuring an open-concept design with light brown laminate flooring throughout. Large south-facing windows flood the space with natural light, enhancing the warm and inviting atmosphere. The chefâ€™s kitchen is a true showstopper, with stunning white quartz countertops, an upgraded farmhouse sink, a stylish taupe tile backsplash, under-cabinet lighting and expansive taupe shaker cabinets. All stainless steel appliances make cooking and entertaining a pleasure. The kitchen flows seamlessly into the living and dining areas, highlighted by an electric fireplace with a striking stone surround reaching the ceiling. A stainless steel chandelier hangs above the dining space, and a spacious south-facing deck equipped with Gas line offers the perfect spot to relax, dine, bbq, or enjoy the sun with friends and family.



Upstairs, you'll find plush carpeting throughout and two well-appointed bedrooms on the north side, along with a full bathroom featuring quartz vanity, tile floors, and a tiled shower/bathtub area. Conveniently, the laundry area is also located on this level, just adjacent to the bathroom.

The luxurious primary suite on the south corner boasts vaulted ceilings, a beautiful chandelier ceiling fan, a large walk-in closet, and a spacious ensuite with ample counter space. The bathroom includes quartz countertops, his-and-hers sinks, and a large shower with a stylish grey tile backsplash. A private water closet completes this private retreat.

The lower level offers an open recreation room—a perfect space for movie nights or relaxing with family. This versatile area is fully carpeted and includes an additional full bathroom, finished with large quartz countertops and light brown tile flooring, featuring a bathtub/shower combo with taupe tile surround.

Additional highlights include air conditioning for year-round comfort, a heated single garage, and extra front parking. This is also a Certified Green built home, including IBC air handling unit and very energy efficient for comfortable heating. This meticulously cared-for corner unit in the heart of Crestmont is just steps from parks, walking paths, recreation facilities, and shopping. Don't miss your chance to own this fantastic home in a vibrant, sought-after community!

Built in 2019

**Essential Information**

MLS® #	A2242343
Price	\$599,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,554
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	198 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J5

### **Amenities**

Amenities	Snow Removal
Parking Spaces	2
Parking	Additional Parking, Driveway, Garage Faces Front, Heated Garage, Plug-In, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, Courtyard, Lighting, Private Entrance, Rain Gutters
Lot Description	Corner Lot, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Shingle Siding, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	DC
HOA Fees	368
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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