

54 Crestridge Common SW Calgary, Alberta

MLS # A2224126



\$510,000

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|------------------|---------------------------|---------------|------------------|
| Division: | Crestmont | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,447 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|--------------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 227 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Stone, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this beautifully appointed 2-bedroom, 2.5-bathroom townhouse located in the prestigious community of Crestmont in Calgary's desirable southwest. Offering a perfect blend of modern comfort and natural surroundings, this home is ideal for first-time buyers, downsizers, or investors looking for quality and convenience. The open-concept main floor features a stylish kitchen with contemporary cabinetry, quartz countertops, stainless steel appliances, and a generous island perfect for entertaining. The spacious living and dining areas are filled with natural light and lead out to a private balcony, ideal for enjoying your morning coffee or evening sunsets. Upstairs, you'll find two well-sized bedrooms, each with its own bathroom. The primary suite offers a peaceful retreat with a large closet and a sleek 4-piece ensuite. The second bedroom has access to a 4-piece bath, perfect for guests or roommates. A convenient half-bath is located on the main floor for added functionality. This home is situated just minutes from the Crestmont Community Centre, which offers a splash park, playgrounds, and walking trails. Residents enjoy easy access to shopping and dining in nearby West Springs and Aspen Landing, along with top-rated schools and childcare options. Outdoor enthusiasts will love the proximity to Canada Olympic Park for year-round recreation, and with direct access to Highway 1, weekend getaways to the Rocky Mountains are just over an hour away. Offering low-maintenance living in a serene and scenic setting, this townhouse is the perfect place to call home.